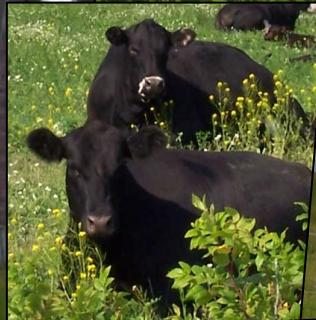


# TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN







**Adopted on February 7, 2011**  
**Deer Park Village Board**

**Adopted on March 2, 2011**  
**Emerald Town Board**

**Prepared by:**  
**St. Croix County Planning & Zoning Department**  
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## INTRODUCTION

The most complete planning legislation in Wisconsin's history was enacted in 1999. The legislation provides communities with the framework to develop a comprehensive town plan as a tool to guide future growth. By January 1, 2010, all communities that make land use decisions, including zoning and subdivision ordinances, needed to base those decisions on an adopted comprehensive plan. The Village of Deer Park County and Emerald Town Board decided to become part of the West Central Wisconsin Collaborative Planning Project led by the West Central Regional Planning Commission (WCWRPC) out of Eau Claire. The WCWRPC along with four counties and 21 local communities applied for and received a comprehensive planning grant to complete local, county and regional plans.

In addition to coordination from the Regional Plan Commission, St. Croix County assisted the town and village in developing this plan. The village and town plan commissions worked to develop their plans for two and a half years. The Deer Park Village Board adopted the Plan on February 7, 2011 and the Emerald Town Board adopted the Plan on March 2, 2011.

## PUBLIC PARTICIPATION

Wisconsin's Comprehensive Planning statute recognizes the necessity of effective public participation and requires the adoption of a written public participation plan as stated in Chapter 66.1001(4)(a).

*"The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."*

The Town of Emerald and Village of Deer Park adopted written public participation plans as required by statute. Each of the activities described and carried out in the public participation plan is summarized below. St. Croix County created a webpage for Emerald's comprehensive planning project on its website and has posted public participation materials and plan documents to the page through out the project. The webpage links are: [www.sccwi.us/emeraldcompplan](http://www.sccwi.us/emeraldcompplan) or [www.sccwi.us/deerparkcompplan](http://www.sccwi.us/deerparkcompplan). A copy of each community's public participation plan is included in the Appendix.

## ISSUES & OPPORTUNITIES WORKSHOP

The town and village held a joint issues and opportunities workshop with the other communities in the project, St. Croix County and Town of Richmond, on November 11, 2008 at the Wisconsin Indianhead Technical College in New Richmond to identify issues and opportunities within the town and village. The results were used to supplement the results of the public opinion surveys in creating the vision statements for each community's future. The workshop results are available on each community's webpage.

The top issues identified by the Town of Emerald were: adequate communication services for residents, quality school districts, road maintenance, elderly and public transportation, senior housing and/or assisted living, affordable housing, appropriate business locations, small-at home businesses, promote but regulate agriculture, protect groundwater and surface water quality, prevent water runoff, save historic sites and structures, cooperate and work with county and neighboring towns, retain agriculture, control residential housing growth and protect natural areas for public enjoyment.

The top issues identified by the Village of Deer Park were: provide public water to village residents, future sewer capacity, restrooms at the ball park, crosswalk and speed controls on STH 46, improved senior transportation, more senior housing, lower taxes, fewer mobile homes, encourage small businesses, maintain commercial structures and lots, flood control, more walking paths, expand village park, encourage new residential development, support history club and expand events at the library.

### *DEER PARK PUBLIC OPINION SURVEY*

In September, 2008, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed comprehensive planning surveys to all households in the Village of Deer Park and non-resident property owners for which there was a valid address. The surveys were followed up with reminder postcards and a second mailing to non-respondents. The overall response rate was 47 percent (89 completed questionnaires). Based on the estimated number of adults in the population of the village (170) and the non-resident property owners (18) added to the mailing list, the results provided in this report are expected to be accurate to within plus or minus 7.6 percent. This means that if all recipients had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 7.6 percentage points.

Any survey has to be concerned with “non-response bias”. Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. The sample contained more adults over age 55 and fewer who rent their place of residence when compared to the US Census data; however, comparisons to the Census data are difficult due to the inclusion of non-resident property owners in the mailing. Based upon a standard statistical analysis that is described in Survey Report Appendix A, the Survey Research Center (SRC) concludes that non-response bias is not a concern for this sample. In short, the data gathered in this survey is expected to accurately reflect public opinion about the planning issues facing Deer Park.

The purpose of this study was to gather opinions of residents about community planning issues regarding the future of the Village of Deer Park. The results indicate that, in large measure, residents and non-resident property owners are reasonably happy with the overall quality of life in the Village of Deer Park. They choose to live in the village because of the proximity of family and friends and the affordability of housing, and they want to protect the small town character of the village and its natural resources, especially groundwater and air quality. They are generally satisfied with the services and facilities of the village.

At the same time, respondents are concerned about the speed with which traffic moves within the village, repeatedly citing a desire for enforcement and speed management techniques on State Highway 46 and South Street. They said that control of traffic speed was the top ranked priority for the use of their local tax dollars.

The village’s slow rate of growth in the past several years is also a concern for more than half of respondents. Perhaps reflecting the economic downturn that was becoming ever clearer during

the time that data was being gathered, respondents expressed a fair degree of unease about the availability of jobs in the area. They also indicated a desire for the village to promote or pursue programs that would assist existing or new businesses and would like to see a convenience store/gas station in the village.

Key results are summarized below. The full report on the Village of Deer Park's survey results is available on the village's project webpage [www.sccwi.us/deerparkcompplan](http://www.sccwi.us/deerparkcompplan).

## KEY SURVEY RESULTS

- Nearly three-fourths of respondents rated the quality of life in Deer Park as good or excellent. Quality of life factors with the highest ratings include parks & recreation, safety, community atmosphere, and community appearance.
- The factors that induce people to live in Deer Park are the proximity of family and friends, housing affordability, and the crime rate/safety.
- Respondents were generally well-pleased with the community services and facilities in Deer Park.
- At least half of respondents gave excellent or good ratings to 13 of the 14 services and facilities listed in the question. Ratings were the highest for fire protection, the public library, garbage collection, park and recreation facilities, the public sewer system, and the ambulance service.
- A large majority of respondents indicated that they believe preserving the village's environmental resources and cultural heritage is important or very important. Protection of groundwater, air quality, and small town character ranked the highest.
- Strong majorities agreed or strongly agreed that more specialized housing (for the senior citizens and those with disabilities) and single family homes are needed in the village. Majorities do not see a need for more multi-family housing units or mobile homes. Most respondents view the condition of their place of residence as good or excellent. Taxation issues (the amount of the property tax and equitable assessment among similar properties) and the appearance of other homes in their neighborhood are the top housing concerns. Few respondents said they anticipate moving to a different residence within Deer Park in the next 10 years.
- The top four land use and growth management issues are reducing property taxes, enforcement of the speed limit on State Highway 46, maintaining the adequacy of the sewer system, and maintaining community atmosphere. About half of respondents said they think the current rate of growth in the village is too low. The largest portion of respondents has not formed an opinion regarding whether to change the minimum lot size on undeveloped land.
- With respect to economic development, more Deer Park residents and property owners would like to see improved employment opportunities in the area than are satisfied with the status quo. A majority believe the village should promote or pursue programs or assistance for existing or new local businesses. Three-fourths of respondents said a convenience store/gas station was important or very important to have in Deer Park. In addition, majorities favored a café/restaurant, farmer's market, daycare, agriculture-related businesses, and a recreational facility.
- When asked about transportation issues, a large majority of Deer Park respondents said they are satisfied with the current street network (86 percent agree or strongly agree). At

the same time two safety issues stand out — speed management techniques are needed on South Street and a desire for a pedestrian crosswalk on State Highway 46. Additionally, over half of respondents agreed that the sidewalk system meets current needs and support a car pool parking lot at the Four Corners intersection. Majorities would also like to see more walking and biking paths and believe that the village should seek to cooperate with neighboring governments and St. Croix County for additional biking and pedestrian trails or paths.

- Respondents said the most important uses of their local tax dollars are the control of traffic speed, maintenance and repair of streets, the public library, and community clean-up activities.
- Direct mailings are the preferred method for receiving information from the village government, with newsletters coming in a distant second.
- When asked to comment on one thing they would like to change in Deer Park, the most frequent responses were related to economic development, with the desire for a convenience store/gas station at the top of the list. Control or management of traffic speed was another frequently mentioned issue.

### DESIRED CHANGE IN DEER PARK

Near the end of the survey, respondents were asked the following open-ended question, “If you could change one thing about the Village of Deer Park, what would it be?” Fifty-three respondents provided answers to this question. The answers were grouped into specific topics by the SRC and are summarized in the table at right. The complete list of responses is included in Survey Report Appendix B.

Five topics were grouped close together as the most frequent desired change: economic development, village appearance, recreation, village government, and traffic.

Change One Thing in Deer Park		
Topic	Count	%
Economic Development	9	17%
Village Appearance	8	15%
Traffic	7	13%
Village Government	7	13%
Recreation	7	13%
Maintenance	3	6%
Dog Control	3	6%
Taxes	2	4%
Miscellaneous	7	13%
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

Within the comments related to economic development, five specifically mentioned a desire for a convenience store and/or gas station in the village. This pattern is consistent with the responses to the earlier question regarding the types of business desired in Deer Park in which a convenience store/gas station was the top priority. The following is a typical statement.

*“Gas station/convenience stores are needed in the area greatly.”*

Responses related to traffic echoed the previously expressed concerns about excessive speed in particular locations.

*“Enforce speed limit on South St.”*

Desires for improved village appearance most frequently mentioned the downtown area, such as this response.

*“Clean up downtown.”*

Statements about village government were mostly about the Village Board, such as:

*“A more active village board.”*



While the majority of responses related to recreation were requests for trails for non-motorized uses.

*“Establish some sort of walking and biking trails.”*

In addition to the numeric responses, respondents provided additional written comments which were compiled by the SRC from the surveys. Survey Report Appendix B contains the complete compilation of comments. Survey Report Appendix C contains a copy of the survey questionnaire with a quantitative summary of responses by question.

### ***EMERALD PUBLIC OPINION SURVEY***

During January and February 2006, the Survey Research Center (SRC) at the University of Wisconsin – River Falls mailed surveys on key land use issues to 382 adults in the Town of Emerald. Two weeks after the initial mailing, postcards were mailed to those from whom a completed questionnaire was not received. Two weeks after the post card, a second questionnaire was sent to remaining non-respondents. The SRC received a total of 246 completed surveys for a 64 percent response rate, which is a very high level of response. Given this response rate and the 2000 Census estimate of 489 adults, the results of the survey are expected to be accurate to within plus or minus 4.4 percent, with 95 percent confidence, which is a very high level for this type of analysis. This means that if all residents had responded to the survey, then 95 out of 100 times the results for each question would be the same, plus or minus 4.4 percentage points. In short, the sample should provide highly accurate statistical results.

Most surveys have to be concerned with “non-response bias.” Non-response bias refers to a situation in which people who don’t return a questionnaire have opinions that are systematically different from the opinions of those who return their surveys. Statisticians generally argue that if the survey response rate is 70 percent, non-response bias is unlikely to be an issue. Given the nearly 65 percent response rate achieved in the Town of Emerald survey, non-response bias is unlikely to be a problem and the results reported should accurately reflect the opinions of the citizens of the town. In addition, the SRC performed the statistical analysis described in the Survey Report’s Appendix A to test for non-response bias and, based on these results, concluded that non-response bias is not a concern for this sample.

A clear theme in the responses to the Town of Emerald Land Use Survey is that respondents want to protect natural resources in the town. Respondents enjoy the rural lifestyle in the Town of Emerald and most agree that some restrictions should be placed on how much land owners should be allowed to develop. Key results are summarized below. The full report of Emerald’s survey results is available on the town’s project webpage, [www.sccwi.us/emeraldcompplan](http://www.sccwi.us/emeraldcompplan).

#### **KEY SURVEY RESULTS**

- The small town, rural atmosphere, natural beauty and surroundings, and being near family and friends are the primary reasons people choose to live in the Town of Emerald. Cultural/community events only received one response. The responses to questions throughout the survey suggest that residents are interested in preserving the physical characteristics that drew them to the town in the first place.
- Similar percentages of those in the sample have lived in the town for fewer than 10 years (45 percent) and more than 11 years (55 percent).
- Many respondents (45 percent) define themselves as non-farm residents. The second most common description was a farm land owner (36 percent). Only 3 percent define themselves as renters.

- Respondents expressed particularly strong support for protecting natural resources in the town. All eight resources mentioned in the survey had at least three-fourths of the respondents listing their protection as either very important or important.
- There is a strong and consistent sentiment expressed that landowners should have some restrictions on how much of their land they will be allowed to develop.
- A majority of respondents believe it is either very important or important that the Town of Emerald develop a land use plan that would designate the location of different types of development.
- A majority of respondents support some restrictions on land developments.
- More single family housing is the housing choice most preferred by respondents; more mobile homes, apartments, and condominiums are less desired.
- Over one-third of respondents believe that there should be no more housing development in the town.
- An overwhelming majority (86 percent) of respondents believe that land owners should be able to subdivide their land into housing lots for their children. When no designation is made as to who would live on those lots, only 47 percent believe that land owners should be able to subdivide their land into housing lots.
- Of various development strategies mentioned, (managing population density, managing residential growth, managing industrial growth, and managing commercial growth) the most popular suggestion was for the town to manage commercial growth (72 percent strongly agree or agree).
- Respondents were generally satisfied with the overall road network and road conditions in the town.
- Agricultural-based businesses (agriculture production and agriculture services) were the most strongly favored types of economic-business development respondents wished to encourage. Junk yards were the least desired type of business development.
- Over half of survey respondents believe that land values in the town are increasing at too fast a rate.
- A strong majority (94 percent) are in favor of farm land being used for agricultural use. Twenty-three percent of respondents believe that productive farm land should be allowed to be used for any purpose.
- Respondents overwhelmingly (92 percent) consider the Town of Emerald to be a rural area.
- Ten of the eleven town services mentioned had a majority of respondents rating the quality of services as either very good or good.
- Direct mailing and newsletters were the top two choices for the most effective ways the town can provide information to its residents.

In addition to the numeric questions, respondents provided a number of written comments. A total of 118 individual comments were compiled by the SRC from the surveys. A complete listing of comments can be found in the Survey Report's Appendix B. The survey instrument, with responses by question, is included in the Survey Report's Appendix C.

## *VISIONING WORKSHOP*

In February 2009 residents, plan commissioners and town and village board members participated in a two-part visioning workshop. Visioning is a process by which a community envisions the future it wants and plans how to achieve it. The workshop was held over two evenings. The second evening built on the results of the first.

During the first evening a facilitator helped participants identify their core values, describe where they see the future of the community and discuss how that future can be accomplished. Participants were specifically asked to focus on the elements and describe what should be preserved, changed or created in the Town of Emerald and Village of Deer Park. The facilitator used these responses to develop a draft vision statement.

On the second evening the participants refined and expanded the vision statement to include all the elements of the plan and provide a framework for the community's goals, objectives and policies. Results of the visioning workshop are included in the Issues and Opportunities Vision Statement section.

## *OPEN HOUSES*

The Town of Emerald and Village of Deer Park held three open houses to review the sections of the plan with the public and obtain comments, questions and feedback throughout the process. The open house format provides an opportunity for direct dialogue between citizens, the town board and plan commissioners. All were attended by the public, town board and plan commission members. There were excellent dialogues between citizens and plan commission members. In addition each community made the materials from the open house available for a month or two after the open houses for citizen review and comment. Each open house was noticed by posting at appropriate places in the community and through a direct mailing to every property owner and resident in the town or village. Emerald also put notices in the Glenwood City newspaper.

## *VILLAGE OF DEER PARK*

The Village of Deer Park's first Informational Open House was held on November 18, 2009 at Wisconsin Indianhead Technical College in New Richmond. It covered: Issues and Opportunities, Survey Results, Town Vision Statement, Utilities and Community Facilities and Transportation. After the open house the materials were moved to the public library and posted for a month so residents could view information and provide comments. The information was well received.

The second Informational Open House was held August 2-27, 2010 at the Community Center in Deer Park. It covered: Transportation, Housing, Economic Development, Agricultural Resources, Natural Resources, Cultural Resources, and Intergovernmental Cooperation. There were generally positive comments.

The third Informational Open House was held December 6-10, 2010 at the Community Center in Deer Park. It covered: Intergovernmental Cooperation, Community Forecasts, Land Use and Implementation. The information was well received with several positive comments submitted. There were no suggested changes to the elements.

## *TOWN OF EMERALD*

The Town of Emerald's first Informational Open House was held on November 18, 2009 at Wisconsin Indianhead Technical College in New Richmond. It covered: Issues and Opportunities, Visioning Workshop Results, Survey Results, Utilities and Community Facilities element and Transportation element. After the open house, the materials were moved to the town hall and posted for the next six months so residents could view information and provide comments. The information was well received.

The second Informational Open House was held July 14, 2010 at the Emerald Town Hall. It covered: Transportation, Housing, Economic Development, Agricultural Resources, Natural Resources, Cultural Resources, and Intergovernmental Cooperation. The materials were left on display at the town hall for three months, after the open house, so more people would have an opportunity to view the information and provide comments. There were generally positive comments.

The third Informational Open House was held December 1, 2010. It covered: Community Forecasts, Intergovernmental Cooperation, Land Use and Implementation. The materials were left on display at the town hall for two months, after the open house, so more people would have an opportunity to view the information and provide comments. The information was well received and positive feedback resulted.



Emerald's 2<sup>nd</sup> Open House was held at the Town Hall where residents could review information. Photos by Barbara Nelson.



## *EMERALD INTERACTIVE LAND USE WORKSHOP*

An Interactive Land Use Workshop to discuss future land uses for the Town of Emerald was held at the town hall, on Wednesday, December 1, 2010. The workshop was conducted immediately following the open house to encourage more participants to attend and to tie all parts of the Land Use element together. Individual flyers were sent to all residents and land owners in Emerald. Participants were encouraged to attend both the open house and workshop, but it was not required.

Participants were given a visual preference survey, which is an interactive slide show of land uses. Each person was asked to vote on whether they liked or disliked photos of various land uses. The results show the land uses the participants think are appropriate in the Town of Emerald.



In the second part of the workshop there was a land use mapping exercise to identify potential locations for land uses. Using two trends, conservative and aggressive, of future land use projections, residents were asked to develop two future land use maps for the town. Open space, commercial, industrial, residential and agricultural land uses were identified as part of the exercise. Three sets of maps were prepared by a dozen people working in three groups. Plan Commission and Town Board members participated along with residents.

The thinking that went into each group's map development and land use decisions is important to understanding the maps and trying to create a combined map for a future land use map for the town. Thoughts and concepts for each group are reported below:

### Group 1 Report: Preferred Conservative Trend 1



Town residents work with a facilitator to develop land use maps representing trend 1 and 2 for Emerald. Photo by Pete Kling.



#### Open Space:

- The group identified a block of open space in Section 21 around a large wetland with woods. The participants were not necessarily proposing this specific site, but felt it was representative of multiple options in the town to provide access to notable water features and associated environmental resources. Additional acreage was added to the site for Trend 2.

#### Commercial & Industrial:

- Commercial acreage was placed along USH 63 in section 18, about six acres and in section 31, an additional six acres.
- Also the existing commercial site in section 9 was expanded by about four acres.
- Approximately 12 acres of industrial land use was identified just off USH 63 on CTH G in section 18.
- An additional 25 acres of industrial land was placed north of unincorporated Emerald on CTH D in section 13.
- The group's decisions were primarily influenced by three factors: expanding existing development; taking

advantage of accessibility, visibility and traffic on USH 63; and building upon the available sewer service and existing land uses in the unincorporated village of Emerald.

#### *Residential Development:*

- Small four-lot minor subdivisions were scattered in a number of places around the town to reflect the historical pattern of development.
- Small major subdivisions were placed north of unincorporated Emerald in section 12 with the intention of utilizing any available sewage capacity.
- Other small major subdivisions were placed in wooded areas in section 15, near proposed open space in section 21, along USH 63 in sections 7, on CTH D in section 36 and along 140<sup>th</sup> Street in sections 29 and 26.



#### *Agriculture:*

As part of the placement of other land uses, the group recognized the continued predominance of agricultural land use in the town and tried to avoid converting active agricultural land or creating potential conflicts.

**Group 2 Report: No preference for Trend 1 or 2 -- Growth will follow historic pattern and should not be directed.**



Each group struggled to identify land uses on the maps and all three groups agreed the exercise wasn't easy but was educational. Photo by Pete Kling.

therefore placed development up and down the corridor with no real preference.

#### *Open Space:*

- Additional open space was added to the existing WDNR Emerald Valley Wildlife Area
- Designated a strip along the wetlands and waterway west of unincorporated Emerald.

#### *Commercial & Industrial:*

- The group struggled with placing additional commercial because they felt there was no real viable commercial center in the town.
- Along the Hw 63 corridor was the most logical and



- Acknowledged that in Emerald commercial development may occur scattered throughout the town if a business develops at someone's home.
- Industrial land use growth was limited to expansion of the existing limestone quarry operation.

#### *Residential Development:*

Adding additional residential land use was difficult for this group. The group expressed preference for existing residential growth patterns, 1 or 2 lots of 2 – 10 acres scattered through the town on existing roads.

- Because of the scattered nature of development the group could not determine an appropriate or inappropriate place for residential development.
- Some of the reluctance to place residential development was due to a laissez-faire attitude.
- Any environmental concerns would be self limiting and are probably already regulated.
- There was a desire for no major subdivisions and a belief that they just would not occur.

#### *Agriculture:*

- Agriculture was not separately addressed by the group.

#### **Group 3 Report: Preferred Conservative Trend 1**



Plan Commission members and citizens view maps created by other groups as part of the workshop. Photo by Pete Kling.



*Open Space: Focused on areas unique to Emerald, discussed expansion of the DNR land but decided there were more important sites to identify.*

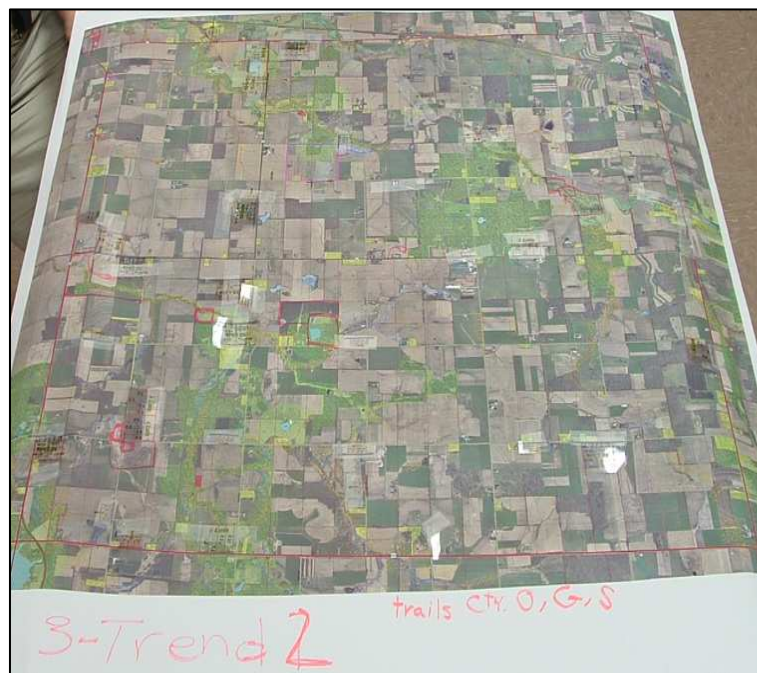
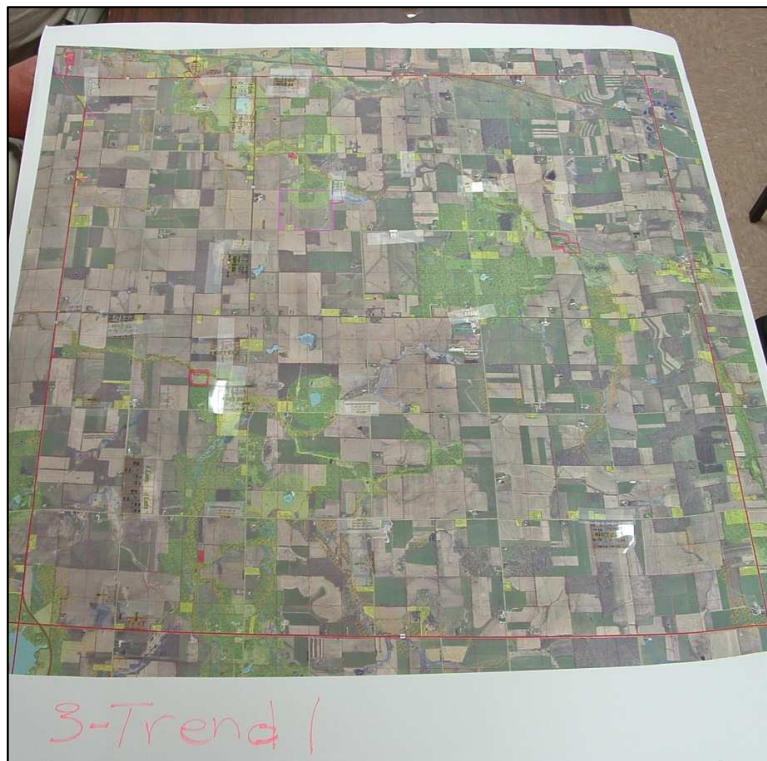
- Protect nesting grounds for ducks and other waterfowl in the wooded swamp areas west of unincorporated Emerald, in Sections 13 and 14, south of 160<sup>th</sup> Ave.
- Protect Emerald Lake in Section 5, west of CTH D.
- Protect the native prairie in Sections 29, 32 and 33 at the intersection of 220<sup>th</sup> Street and 130<sup>th</sup> Ave.
- Protect waterways or drainageways like those in Section 19, south of CTH G.
- Protect wetlands and woods complex like the one in Section 21, north of 140<sup>th</sup> Ave.

- Provide trail along CTH O and CTH G.
- Provide a small park with playground and picnic tables at the new town hall.

*Commercial & Industrial: Was very hard to find sites where these uses were acceptable. The group struggled to come up with acceptable locations.*

- Two acres commercial for rural storage operation in ag-type structures.
- Four acres commercial to serve traveling public on CTH G near USH 63.
- Six acres commercial in unincorporated Emerald.
- Four acres commercial north of Emerald Dairy where agricultural commercial operation related to the dairy or other direct farm marketing could occur. Perhaps a farmer's market.
- Industrial was limited to two sites, 10 acre expansion of the existing non-metallic mining facility and 15 acres of agriculture-related industry in the northwest corner of Section 6 that would be a similar or related use to the Precision Ag industrial operation in Town of Cylon.
- Did not assign the industrial for Trend 2 because the group felt more industry was not appropriate in the Town of Emerald.

*Residential Development: Most of the development was focused on the western third of the town recognizing that new residents would be traveling USH 63 to employment.*



- Strong support for protecting farmland. Generally did not place any development on farmland, if possible.
- Much of the development was scattered two lot or four lot minors following the historic development pattern in the town.
- The group strongly avoided new roads and placed the majority of development on existing roads in locations they felt to be poor farmland and not environmentally sensitive areas.
- They avoided any large wooded sites but did utilize small wooded sites.
- Trend 1 was mostly two acre sites and 10 acre hobby farms.



- Trend 2 was much of the same but with more subdivisions placed because of time constraints.
- It was mentioned that members would prefer to cut apart the development and place more individually but because of time constraints the linked groups of four minors, two acre or ten acre, were used.
- Small major subdivisions of 10 to 15 lots were placed but there was not a strong feeling that these were what would happen with future development, more it was suggested that development could concentrate in an area over time to avoid good farmland.

#### *Agriculture:*

The group worked very hard and very selectively to protect Emerald's farmland, whether cropped or pastured, as they placed the other land uses. Agriculture is clearly very important and is to be protected in this town. Plan Commission Chair Dan Doornink summed up his group's philosophy this way: "In Emerald if it can be farmed, it is farmed. If it can't be farmed then it is a woods or a swamp. If it's a woods or swamp no one wants to farm it."

At the end of the evening, participants were asked to vote on which trend they preferred to see in the town. They voted for each type of land use and overall. The clear winner was trend 1, conservative in all cases. Votes were: public open space 58 percent trend 1, 42 percent trend 2; commercial/industrial land use 91 percent trend 1, 9 percent trend 2; residential land use 83 percent trend 1, 17 percent trend 2; overall land use 100 percent trend 1.

As the vote indicates, there was support for protection of natural resources and open space in the town. Some groups focused on specific sites, like Emerald Lake and the Klatt-Lyons wetlands complex, while others generically identified the town's many wooded/wetland sites found throughout the town. There was consensus that commercial and industrial development would be limited to those which support agriculture or are related to U.S. Hwy 63. There was also strong consensus that residential development should remain small-scale and scattered to lessen the impact on the rural landscape and farming activities. The historic pattern of development, one or two small lots to support existing and new families and small hobby farms, is definitely preferred and should be encouraged. These results are incorporated into the land use goals, objectives and policies and the future land use map and narrative.

The visual preference survey and draft maps were posted to the project webpage for Town of Emerald, [www.sccwi.us/emeraldcompplan](http://www.sccwi.us/emeraldcompplan), and displayed at the town hall for other residents to review.

## PUBLIC HEARING & ADOPTION

The Plan Commissions referred the final draft of the comprehensive plan to the village and town boards for review in January 2011. After their review and subsequent revisions by the Plan Commissions, public hearings were held. Deer Park held its public hearing on February 7, 2011. Emerald's public hearing was held on March 2, 2011. The public hearing draft of the comprehensive plan was sent to the government bodies, agencies and organizations listed below for review and comment. Also, the plan was made available at the local libraries and on the county website's project webpages, Village of Deer Park [www.sccwi.us/deerparkcompplan](http://www.sccwi.us/deerparkcompplan), and Town of Emerald [www.sccwi.us/emeraldcompplan](http://www.sccwi.us/emeraldcompplan), for public review.

Wisconsin Land Information Office  
 West Central Wisconsin Regional Planning Commission  
 U.S. Fish and Wildlife Service  
 Wisconsin Department of Natural Resources  
 Wisconsin Department of Transportation  
 UW-Extension - Baldwin  
 Wisconsin State Historical Society  
 St. Croix County Historical Society  
 St. Croix County  
 Town of Baldwin  
 Town of Cylon  
 Town of Erin Prairie  
 Town of Forest  
 Town of Glenwood  
 Town of Hammond  
 Town of Springfield  
 Amery School District  
 Baldwin-Woodville School District  
 Glenwood School District  
 New Richmond School District

Baldwin Library  
 Deer Park Library  
 Glenwood City Library  
 New Richmond Library  
 Woodville Library  
 Baldwin Ambulance  
 Deer Park First Responders  
 Deer Park Area Fire  
 Glenwood City Fire & Ambulance  
 New Richmond Ambulance  
 United Fire & Rescue  
 Upper Willow River Rehabilitation District  
 St. Croix County Sportsmen's Alliance  
 St. Croix Economic Development Corp.  
 St. Croix Valley Builder's & Realtor's Associations  
 Milestone Materials - Mathy Construction  
 Nonmetallic Mining

Each plan commission passed a resolution recommending the plan to the village or town board. The Deer Park Village Board adopted the plan by ordinance on February 7, 2011. The Emerald Town Board adopted the plan by ordinance on March 2, 2011. Certified copies of the adopting ordinances are included below. Copies of the adopted comprehensive plan were sent to all the government bodies, agencies and organizations listed above.

**DEER PARK ADOPTING ORDINANCE**

**AN ORDINANCE TO ADOPT  
VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN  
Ordinance No. 2011-1**

The Village Board of the Village of Deer Park of St. Croix County, Wisconsin, does ordain as follows:

**Pursuant** to sections 62.23(2) and (3) of the Wisconsin Statutes, the Village of Deer Park is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

The Village Board of the Village of Deer Park has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

The Plan Commission of the Village of Deer Park, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Village Plan Commission has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Village Board of the Village of Deer Park, does by the enactment of this ordinance formally adopt the document entitled, VILLAGE OF DEER PARK 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 2-7-11 pursuant to section 66.1001(4)(c) of the Wisconsin Statutes and also adopts any amendments that are identified in the attached list, Recommended Amendments, and that are or may be recommended by the Village Board as a result of the public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Village Board and posting as required by law.

ADOPTED this 7th day of February 2011.

Eldon Spencer  
Eldon Spencer, President Village of Deer Park

Approved: 2/7/2011  
(Date)

Posted: 2/8/2011  
(Date)

Attest: Roland Thompson  
Roland Thompson, Clerk/Treasurer Village of Deer Park

**EMERALD ADOPTING ORDINANCE**

**AN ORDINANCE TO ADOPT  
TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN  
Ordinance No. 2011-03-09**

The Town Board of the Town of Emerald of St. Croix County, Wisconsin, does ordain as follows:

**Pursuant** to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Emerald is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

The Town Board of the Town of Emerald has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

The Town Plan Commission has held a public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

The Plan Commission of the Town of Emerald, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

The Town Board of the Town of Emerald, does by the enactment of this ordinance formally adopt the document entitled, TOWN OF EMERALD 2010 – 2035 COMPREHENSIVE PLAN public hearing draft dated 3-2-11 pursuant to section 66.1001(4)(c) of the Wisconsin Statutes and also adopts any amendments that are identified in the attached list, Recommended Amendments, and that are or may be recommended by the Plan Commission or Town Board as a result of the public hearing comments.

This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and published as required by law.

ADOPTED this 2nd day of March 2011.

  
Henry Hurtgen, Chair Town of Emerald

Effective: 3-9-11  
(Date)

Published: 3-9-11  
(Date)

Attest:   
Barb Prinsen, Clerk Town of Emerald



## ISSUES & OPPORTUNITIES

### *EMERALD COMMUNITY BACKGROUND*

The Town of Emerald was organized in April, 1861. The first meeting was held at the home of Thomas Ross on the first Monday in April.

St. Croix County was formed in 1840, a large county including much of the “Indian Head” area. Wisconsin became a state May 29, 1848. In 1850, St. Croix County was reduced in size to nose and chin of the “Indian Head” area. In 1860, St. Croix County became the same size and shape as it is today. By the 1870’s farmers were just beginning to plow land in the county and much of Emerald was still in forest. Since the trees were cut, the Town of Emerald has been an agricultural community.

In 1861, the Town of Emerald had six schools, West Central, Hutton Creek, Carr Creek, Oak Dale, Thrifty Oak and Bell. West Central School (District #1) was near the NW corner of CTHs G and O and was operated from the 1880’s through the 1930’s. The building has since been torn down. Hutton Creek School, (District #3) was near the southwest corner of 170<sup>th</sup> and 220<sup>th</sup> and operated from the early 1900’s. It was destroyed by fire in the 1930’s and was rebuilt to include a basement and furnace. It is now a single-family home. Carr Creek School (District #4) was between 220<sup>th</sup> and 230<sup>th</sup> on north side of 130<sup>th</sup>. It was built in 1879, destroyed by fire in 1903, rebuilt and remodeled in 1923 (basement, furnace, toilets), closed in the 1960’s and is now a single-family home. The Oak Dale School (District #5) was between 240<sup>th</sup> and 250<sup>th</sup> on the north side of CTH G and is now a single-family home. Thrifty Oak School (District #6) was between 250<sup>th</sup> and 260<sup>th</sup> on south side of 170<sup>th</sup> and was built in 1880’s, closed around 1965. The building was moved and used as a residence, then a garage, and finally animal housing before being demolished or burned down. The Bell School (District #7), named for the school bell, was on the northwest corner of 130<sup>th</sup> and 250<sup>th</sup>. It was built in 1884, remodeled in 1940 and closed in 1961. The building was moved and eventually torn down. The consolidation of school districts began in 1953 and by 1961 the common and joint school districts had consolidated into the school districts that exist today.

The Town of Emerald has five streams from northeast to southwest they are: South Fork of the Willow, Hutton Creek, Fleming Creek, Dry Run Creek and Carr Creek which runs into Dry Run Creek on the western edge of the town. All five creeks flow northwest into the Willow River.

The Emerald Post Office was established in 1872. Mail operated until the late 1990’s when mail delivery was taken over by Glenwood City. Emerald residents were able to keep the address name of Emerald, but had to switch to the Glenwood City zip code.

First record of a cheese factory in the town shows up in 1896, the Emerald Cheese factory owned by E.T. Jepson in section 27. The second cheese factory was the Emerald Creamery owned by F.L. Richer, it was established in 1903. It’s name was changed to the Emerald Cooperative in 1907. It burned and was rebuilt in 1912 then merged with another creamery just across the line in the Town of Glenwood. It closed about 1954 or 1955.

The town’s most famous resident was Burleigh Arland Grimes. He was an American professional baseball player and was the last pitcher officially permitted to throw the spitball. Nicknamed “Ol’ Stubblebeard”, Grimes was born August 18, 1893 in the Town of Emerald. His parents were Nick Grimes and Ruth Tuttle. Grimes made his professional debut in 1913 in Ottumwa, Iowa, for the Ottumwa Packers in the Central Association. He made his major league debut on September 10, 1916 for the Pittsburgh Pirates and in 1920, when spitball was banned, he was

named as one of the 17 established pitchers who would be allowed to continue to throw the pitch. The 26-year old Grimes made the most of this advantage, and over the course of his 19-year career, won 270 games and pitched in four World Series. At the time of his retirement, he was the last of the 17 spitballers left in the league. He played for the Pittsburgh Pirates three times, the Brooklyn Dodgers, the New York Giants, the Boston Braves, the St. Louis Cardinals two times, the Chicago Cubs, and the New York Yankees from 1916 to 1934. He also managed and was a scout for major and minor league baseball. He was inducted into the Baseball Hall of Fame in 1964. He died December 6, 1985 in Clear Lake, Wisconsin, at age 92.

The center of trade and business in the area was the unincorporated community of Emerald which is on the east edge of Emerald and crosses into the Town of Glenwood. The following is a condensed history of the community of Emerald taken from *Emerald Wisconsin A Souvenir Booklet 1868-2004*.

### EMERALD...IT STARTED WITH A SAWMILL

Emerald was started in the 1860's, although settlers moved there in 1858. Most of the settlers were Irish, Norwegian and Dutch and came from the east. The first modes of travel were oxen, mules and horses. The first trails were paths through the fields. The first road was by the old mill. It was made of corduroys (roads made of logs laid crosswise). Roads were made between towns as they grew. The first settlers in Emerald were William, John and Sam Fleming; James Starr; Sam Humphrey; and S. Springsteen in 1858. The first settlement was between Albert Kelm's (Burleigh Larson's farm) and John Cassellius (the former Marvin Cassellius farm or the last place on CTH D before the Emerald Cemetery).

The Emerald Sawmill (also known as the Fleming Mill) was erected near the creek that flows on the west side of Highway D, a mile south of the community of Emerald. It was started about 1870 and ran until 1910. William, John and Sam Fleming owned the sawmill. Workers used water from the creek in the steam boilers. Sometimes when the creek was dry they had to run the well, which was near the Noble Fleming farm, (south of Emerald, first place west on the right on Highway G), day and night to supply water for the boilers. At first pine lumber was sawed, but later mostly hardwood lumber taken from logs from the Big Woods. Logs were brought in by sleds in the winter on roads that had been iced the night before by pouring water on them. The annual cut was about 750,000 board feet.

Houses were put up along the road. The demand for lumber was so great that they didn't need to go far for a market. The wood scraps were used to heat the boilers. The cemetery was behind the Stabbenaus house, on the west side of CTH D south of Emerald. The bodies were later transferred to the Greenwood Cemetery, when it was constructed.

At one time the community of Emerald had two grocery stores, two churches, a barbershop, bank, two hardware stores, three saloons, two lumberyards, hotel, creamery and three service stations. The first store was owned and operated by S. E. Linderfield. It stood on the west side of Highway D in the Emerald Park area. Mr. McPherson was the first man to own the feed mill. It was then located near Herman Westphal's. Mr. Herman Wilfred from Baldwin peddled meat to the settlers and the farmers. James Goodwin was the first postmaster, which started January 15, 1872. The second postmaster was Charles Hurd who came to office July 2, 1885. Margaret Blum of Roberts tells of her grandfather, Nels Lorentsen, starting the first creamery in Emerald in the late 1800's. Lorentsen was born in 1872 and when he married Elise (Nelson) Lorentsen they moved to Emerald. Blum said he owned and operated the Emerald Creamery. He left Emerald in the early 1900's.

The first school was the Mill School which was out near the sawmill. The next school was the Elm Land School which was across from John Cassellius (across from the Emerald Cemetery and north of the corner of Hwy D and Hwy G). The foundation still remains today. The Emerald Valley School was built in town in 1925 at a cost of \$8,500. Church services were first held at the Mill School. The Emerald Methodist Church was the first church put up in Emerald. Next the Zoar Lutheran Church was constructed, but was razed around 1965. The Guy McCluskey American Legion Post was located on the site where Emerald is today. They also had a Legion Auxiliary. The men from the First World War organized a Last Man Club. The legion building still stands to the west of town. There was a lumber yard where Hartwigs lived on Main Street but it burned. There was a public well near William Nilssen's store and everyone got their water there. Billy Nilssen ran the general store for 51 years.

A railroad line was started in the Town of Emerald, about 1900, headed for Prairie Farm, but was never completed because of lack of funds. The Soo Line came into Emerald before 1910 from Cylon and traveled into Glenwood City and Downing until 1940. The railway called the Minnesota and Wisconsin ran from Spring Valley in 1893 into Woodville and then into Emerald until 1930. In 1901 the Omaha took over the branch. The first telephone was established in Emerald in 1900 by the Community Telephone Company of Wisconsin which had its main office at Black River Falls and branch offices throughout Wisconsin. In 1902 cars (autos) began to appear in the vicinity.

For entertainment years ago they had parties at which they square danced and pulled taffy. They used to have a band in Emerald. Home talent plays were also presented at the Legion Hall. Baseball was always a favorite activity. The Emerald Ball Club played in cow pastures until the ball park was landscaped in Emerald.

Sources:

Cows, Creameries and Cheese Factories

St. Croix Association for Home and Community Education History Project Committee  
1995

Emerald Wisconsin A Souvenir Booklet 1868-2004,

Written by Emerald Area Past and Present Residents and Relatives, compiled by Betty Brandt and Wayne Peterson, printed June 26, 2004

History of the St. Croix Valley, 1909

[stcroixbios.tripod.com/bios/index.html](http://stcroixbios.tripod.com/bios/index.html)

Remembering Rural Schools of St. Croix County

St. Croix County Extension Homemakers Rural School Committee 1991

State of Wisconsin 2007-2008 Blue Book

Compiled by WI Legislative Reference Bureau 2007

Burleigh Grimes - Wikipedia, the Free Encyclopedia, 8-13-09

[http://en.wikipedia.org/wiki/Burleigh\\_Grimes](http://en.wikipedia.org/wiki/Burleigh_Grimes) Last modified 1 August 2009

Wisconsin, It's Counties, Townships and Villages

Uncapher and Herrick 1994

Wisconsin Post office Handbook 1821-1971 Bulletin #10

Members of the Emerald Plan Commission.



## DEER PARK COMMUNITY BACKGROUND

The following condensed background for the Village of Deer Park was compiled by Village Clerk/Treasurer Roland Thompson from the books *The History Of The Beginning And Growth Of The Village Of Deer Park, Wisconsin And The Surrounding Area, Volumes 1 And 2*. There is a great deal more history available in the two volumes. Both are available to review at the History Project Area of the Deer Park Public Library.



Several deer at the "deer park" in Deer Park. Photo by Roland Thompson.

Nestled in the northern part of St. Croix County lies a small village – Deer Park. The community got its name when a genuine "deer park" was built in 1858 by Otto Neitge. Deer Park has come a long way since 1858.

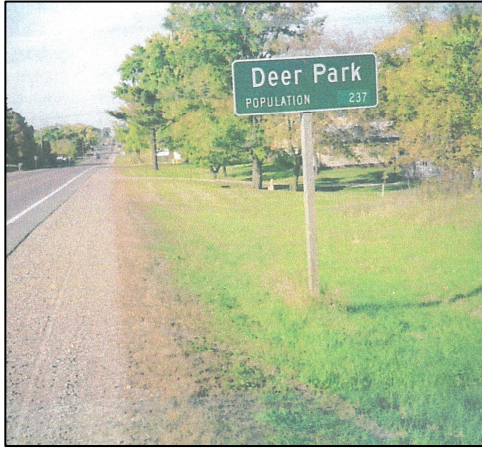
In 1908, Deer Park had a population of 294. It had German Lutheran and Norwegian Methodist churches; a creamery; a meat market; a livery barn; two blacksmiths, one who dealt in agricultural implements; one furniture dealer who was an undertaker and also sold agricultural implements; one dealer in hardware who sold fuel and feed; four general stores, one of which sold meat; a branch of the New Richmond roller mills and a branch of the Interstate Lumber Company, which was based in Stillwater, MN. That year, the State Bank of Deer Park, was incorporated on June 5, with a paid up capital of \$10,000. Their statement July 15, 1908, showed in surplus and undivided profits \$5,131.18.

Deer Park's first school was built in 1863; it was a log structure one mile south of the present building. The first structure was replaced in 1865 with a frame building that was later moved to Menomonie. In 1878 a new school was built at the permanent location on STH 46. However, that building burned down a year later. The fourth school building was built in 1880 for \$1,375. From 1882, on the school was known as the Deer Park State Graded School. It was divided into two departments with the three lowest grades and two upper. A one-room addition was built in 1905 for \$700 and it is possible that is when another grade was added. In 1921 another new school was constructed. The 1905 addition was sold to John Anderson and the older portion was deconstructed and the lumber salvaged. From 1921 through 1941-42 the school included nine grades. After 1942 ninth graders were sent to high schools in New Richmond or Amery. Deer Park consolidated with Amery in 1962 and for 10 years the Deer Park school was used for local pupils grades one through six. The school closed in 1972 but opened for one grade from 1972 through 1976. In 1976 the village paid \$100 for the building and in 1980 sold it to a private party for living quarters and a business.

Deer Park had both a creamery and a cheese factory for many years. The Deer Park Creamery was started before 1896 as it was reported as already functioning as a plant that year. The creamery went through many different owners until finally it was bought out by a New Richmond creamery



and became a receiving station for collecting milk to be hauled to New Richmond. The creamery closed in 1947 or 1948 and the building was taken down and salvaged. The locker plant is located at the creamery's former site. The Deer Park Cheese Factory was located south of the school building on STH 46. It started in 1913 and became a cooperative in 1916. The factory was closed by 1948 but the actual date is not known. The building was divided into two parts, one part became a dwelling on North Street and the other a home on STH 46 near the original site of the cheese factory.



Population of Deer Park in 1998. Photo from Volume I of the Deer Park History.

The community incorporated in 1913 to become a village in Wisconsin. A village park was completed in 1960 and in 1968 Deer Park once again had a "deer park." A sewer system was completed in 1969. The village received a \$219,362 block grant in 1985 for housing rehabilitation and the construction of a Senior Citizens Center. The village and Town of Cylon each borrowed funds to pay for the new fire department headquarters which were built at the same time. In 1989, Deer Park was awarded \$346,100 for elderly housing from the U.S. Department of Housing and Urban Development. An eight-unit, low-income, elderly housing project was

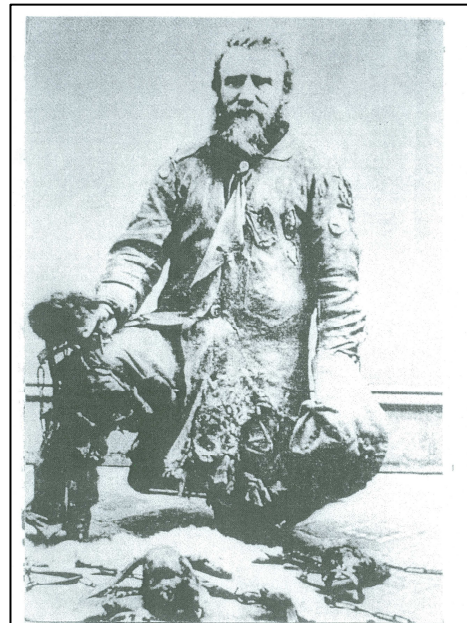
completed in 1990. Construction of a new \$161,100 handicapped accessible library was completed in 1997. All of these improvements to the Village of Deer Park have made this a very attractive community in which to live.

### *History of the Otto Neitge Family and Their Land*

George Otto Neitge, known as "The Old Dutch Hunter" was born about 1817 in Prussia, which was part of the German Empire. Around 1842, he married Louise Bonning in Prussia. In 1845, a son was born to the couple. They named him George Otto Neitge Jr. after his father. There is no record of any other children born to George Otto and Louise Neitge.

George Otto Neitge Sr., along with a brother named Reinhardt Neitge, immigrated from Prussia in 1850. George Otto Neitge Sr. filed his Declaration of Intent to Become a Citizen on September 13, 1850 in Erie County, New York. George Otto left his son and wife in Prussia; we assume he was going to send for them when he found a place to settle. Between 1850 and 1852, the two Neitges were part of the work force that enlarged the Erie Canal. In 1852, George Otto Neitge Sr. and his brother Reinhardt, came to St. Croix County, Wisconsin.

They settled on 40 acres (SW1/4 of the NW1/4 of Section 8 in Cylon Township) just east of the present Village of Deer Park. Here on a knoll overlooking a small lake, George Otto and Reinhardt built a cabin. It was the first dwelling in the area. Later they constructed a small stockade. The stockade surrounded the small lake. The



GEORGE OTTO NEITGE-THE DUTCH HUNTER

1817-1889

IMAGINATION GAVE PIONEER WEALTH AND THE VILLAGE OF DEER PARK, WISCONSIN ITS NAME.

stockade was built in such a way that deer could jump in for water, but could not get back out. Later with the help of other settlers in the area, the stockade was increased to cover 160 acres (NW1/4 of Section 8.) The deer in the stockade were slaughtered and the meat sold to the military at Fort Snelling to feed the soldiers. Sometime after the first stockade was built, Reinhardt Neitge became restless and he started west for California. Nothing more was ever heard from Reinhardt Neitge. George Otto Neitge Sr. stayed in the area and was naturalized on May 13, 1868 in St. Croix County. Some of the settlers who worked on the stockade were: Hans Thompson, Henry Finke, Levi Torkelson, Gottlieb Matthews, Henry Fouks, and John Smith. They worked for fifty cents a day.

In 1868, a railroad survey crew came through the area where the deer stockade was built (south part of the NW1/4 of section 8.) George Otto Neitge was told the railroad was to come through this area and the south wall of the stockade would have to be moved. In exchange for destroying



Painting of the Otto Neitge home on the original 160 acres east of Deer Park.

the stockade the railroad gave George Otto Neitge Sr. 160 acres in Section 15 of the Town of Cylon. The Willow River ran through the center of this land.

When the railroad was constructed in 1874, George Otto Neitge Sr. abandoned the stockade and moved his new family to the 160 acres along the Willow River. When George Otto Neitge Jr. arrived in the area, he found his father with a new family living on the 160 acres along the Willow River. Needless to say, there

were bad feelings between the father and son. George Otto Neitge Jr. and his family settled on the land where the stockade had been.

On April 29th, 1889, George Otto Neitge Sr. died. There was a last will and testament dated November 19, 1888. In it John Torkelson was named as the executor of the estate. Everything including the farm located along the Willow River, which had increased to 300 acres, was left to his second son Julius. In the will there was no mention of the other son, George Otto Neitge Jr. and the property just east of what is now the Village of Deer Park. George Otto Neitge Jr. petitioned the court to declare him as a son of George Otto Neitge Sr. and he was entitled to the 160 acres in Section 8 and 20 acres in Section 16 of the Town of Cylon. Henry Finke was named administrator and the petition was granted.

#### Sources:

##### Cows, Creameries and Cheese Factories

St. Croix Association for Home and Community Education History Project Committee, 1995.

##### The History Of The Beginning And Growth Of The Village Of Deer Park, Wisconsin And The Surrounding Area, Volumes 1 And 2

Compiled by Gordon and Doris Fouks, 1998

##### Remembering Rural Schools of St. Croix County

St. Croix County Extension Homemakers Rural School Committee, 1991.

## POPULATION & DEMOGRAPHICS

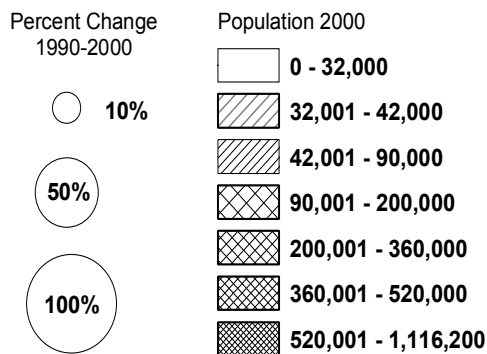
### Historical Population - 1970 to 2000 Minneapolis-St. Paul MSA

COUNTIES	1970	1970-80	1980	1980-90	1990	1990-00	2000
Minneapolis-St. Paul MSA	1,965,159	8.8%	2,137,133	18.8%	2,538,564	16.9%	2,968,806
Counties:							
Anoka	154,556	26.8%	195,998	24.3%	243,641	22.3%	298,084
Carver	28,310	30.9%	37,046	29.3%	47,915	46.5%	70,205
Chisago	17,492	47.0%	25,717	18.7%	30,251	34.7%	41,101
Dakota	139,808	39.0%	194,279	41.2%	275,227	29.3%	355,904
Isanti	*	42.5%	23,600	9.8%	25,921	20.7%	31,287
Scott	32,423	35.0%	43,784	32.3%	57,921	54.7%	89,498
Sherburne	*	*	*	40.2%	41,945	53.6%	64,417
Washington	82,948	36.9%	113,571	28.5%	145,896	37.9%	201,130
Wright	38,933	50.7%	58,681	17.1%	68,710	31.0%	89,986
Hennepin	960,080	-1.9%	941,411	9.7%	1,032,431	8.1%	1,116,200
Ramsey	476,255	-3.5%	459,784	5.7%	485,765	5.2%	511,035
Pierce	*	*	*	5.2%	32,765	12.3%	36,804
St. Croix							
	34,354	25.9%	43,262	16.2%	50,251	25.7%	63,155

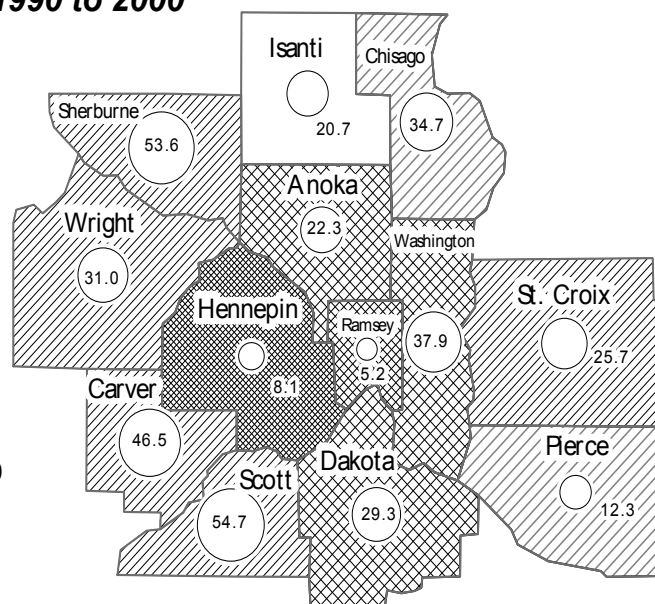
\*Not included in the MSA at the end of the decade.

Source: Population Abstract of the United States, Androit Associates, 1980, U.S. Census Bureau 2002.

### Population - 2000 Percent Population Change - 1990 to 2000 Minneapolis - St. Paul MSA



SOURCE: U.S. Census Bureau





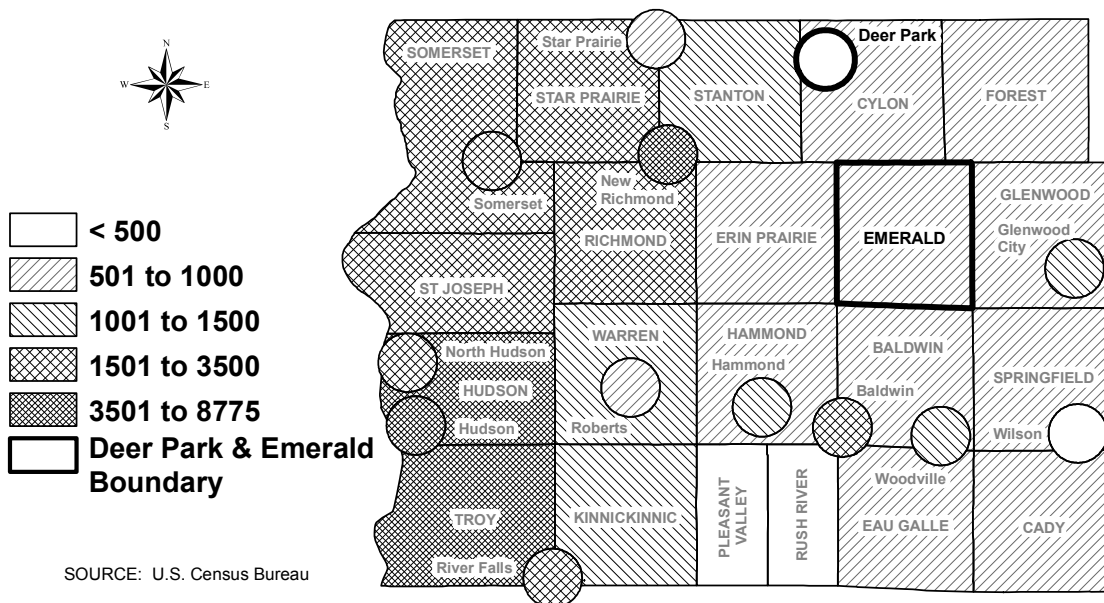
- St. Croix County became part of the Minneapolis-St. Paul Metropolitan Statistical Area (MSA) in 1973 based on the results of the 1970 census. The MSA now has just under 3 million people.
- St. Croix County ranks 10th in population among the 13 counties in the MSA.
- The county's proximity to the Minneapolis/St. Paul job market accounts for the population growth the County has been experiencing since 1960.
- From 1990 to 2000, the County grew 25.7 percent. That was about 10 percent faster than the metro area as a whole, but five to 10 percent slower than the nearest Minnesota counties.
- However, percentage changes do not always convey the complete picture. During the 1990's the County grew by about 13,000 people, but its neighbor, Washington County grew four times as much, about 55,000 people, during the same period.
- From 1990-2000, St. Croix County was the second fastest growing county in terms of percentage growth and the 11th fastest growing county in numerical growth within the State of Wisconsin.

**Historic Population by Minor Civil Division – 1960 to 2000**  
**St. Croix County**

MUNICIPALITY	CENSUS					PERCENT CHANGE			
	1960	1970	1980	1990	2000	60-70	70-80	80-90	90-00
<b>Towns</b>									
Baldwin	833	890	943	911	903	6.8	6.0	-3.4	-0.9
Cady	762	670	724	643	710	-12.1	8.1	-11.2	10.4
Cylon	614	620	717	639	629	.9	15.7	-10.9	-1.6
Eau Galle	717	720	897	756	882	.4	24.6	-15.7	16.7
<b>Emerald</b>	<b>647</b>	<b>588</b>	<b>638</b>	<b>630</b>	<b>691</b>	<b>-9.1</b>	<b>8.5</b>	<b>-1.3</b>	<b>9.7</b>
Erin Prairie	499	516	661	647	658	3.4	28.1	-2.1	1.7
Forest	674	649	631	614	590	-3.7	-2.8	-2.7	-3.9
Glenwood	835	764	715	700	755	-8.5	-6.4	-2.1	7.9
Hammond	773	764	822	819	947	-1.2	7.6	-4	15.6
Hudson	649	925	2,012	3,692	6213	42.5	117.6	83.5	68.3
Kinnickinnic	667	755	1,051	1,139	1400	13.2	39.2	8.4	22.9
Pleasant Valley	310	330	360	384	430	6.5	9.1	6.7	12.0
Richmond	701	1,091	1,338	1,400	1556	55.6	22.6	4.6	11.1
Rush River	403	439	476	419	498	8.9	8.4	-12.0	18.9
St. Joseph	1,068	1,357	2,180	2,657	3436	27.1	60.7	21.9	29.3
Somerset	976	1,185	1,833	1,975	2644	21.4	54.7	7.8	34.3
Springfield	814	811	816	772	808	-.4	.6	-5.4	4.7
Stanton	640	975	1,083	1,042	1003	52.3	11.1	-3.8	-3.7
Star Prairie	1,015	1,390	1,900	2,098	2944	37.0	36.7	10.4	40.3
Troy	845	1,517	2,326	2,850	3661	79.5	53.3	22.5	28.5
Warren	614	622	897	1,008	1320	1.3	44.2	12.4	31.0
<b>Subtotal</b>	<b>15,056</b>	<b>17,578</b>	<b>23,020</b>	<b>25,795</b>	<b>32,678</b>	<b>16.8</b>	<b>31.0</b>	<b>12.1</b>	<b>26.7</b>
<b>Villages/Cities</b>									
Baldwin	1,184	1,399	1,620	2,022	2667	18.2	15.8	24.8	31.9
<b>Deer Park</b>	<b>221</b>	<b>217</b>	<b>232</b>	<b>237</b>	<b>227</b>	<b>-1.8</b>	<b>6.9</b>	<b>2.2</b>	<b>-4.2</b>
Hammond	645	768	991	1,097	1153	19.1	29.0	10.7	5.1
North Hudson	1,019	1,547	2,218	3,101	3463	51.8	43.4	39.8	11.7
Roberts	308	484	833	1,043	969	57.1	72.1	25.2	-7.1
Somerset	729	778	860	1,065	1556	6.7	10.5	23.8	45.1
Spring Valley	0	0	0	0	2	0.0	0.0	0.0	100.0
Star Prairie	331	362	420	507	574	9.4	16.0	20.7	13.2
Wilson	140	130	155	163	176	-7.1	19.2	5.2	8.0
Woodville	430	522	725	942	1104	21.4	38.9	30.0	17.2
Glenwood City	835	822	950	1,026	1183	-1.6	15.6	8.0	15.3
Hudson	4,325	5,049	5,434	6,378	8775	16.7	7.6	17.4	37.6
New Richmond	3,316	3,707	4,306	5,106	6310	11.8	16.2	18.6	23.6
River Falls*	625	991	1,498	1,769	2318	58.6	51.1	15.3	31.0
<b>Subtotal</b>	<b>14,108</b>	<b>16,776</b>	<b>20,242</b>	<b>24,456</b>	<b>30,477</b>	<b>18.9</b>	<b>20.7</b>	<b>20.8</b>	<b>24.6</b>
<b>St. Croix County</b>	<b>29,164</b>	<b>34,354</b>	<b>43,262</b>	<b>50,251</b>	<b>63,155</b>	<b>17.8</b>	<b>25.9</b>	<b>16.2</b>	<b>25.7</b>

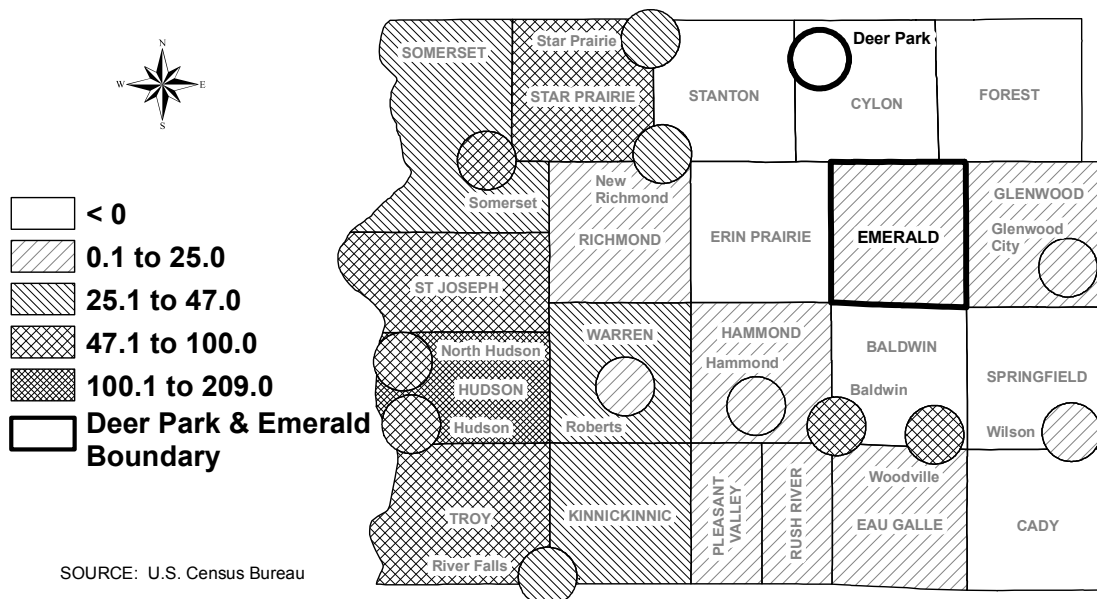
Source: U.S. Census, 1960-2000 \*Portion in St. Croix County. Project communities are designated in bold type.

## Population 2000 St. Croix County - Deer Park & Emerald



- In St. Croix County, from 1960 to 2000, there was a pattern of greater population increases in the 70's and 90's and lesser population increases in the 60's and 80's. These patterns reflected national demographic and cyclical economic trends.
- Population growth in unincorporated areas grew slightly more and faster than incorporated areas between 1990 and 2000.
- From 1970 to 2000 the growth rate in the Village of Deer Park was mostly flat. The community experienced both population decreases and increases but these were small enough that the net increase was only about 15 residents.
- Deer Park's growth rate was substantially below the County's but very similar to the surrounding communities' growth rates.
- Since 2000 the Village of Deer Park has continued to remain flat with some possible loss of residents. This decrease is not typical for similar-sized communities in the county. It may be caused by a lack of employment opportunities in the area.
- The Town of Emerald grew by about 9 percent from 1970 to 1980, stayed fairly flat with a slightly negative rate in the 80's and then grew about 10 percent from 1990 to 2000. The net population growth was about 100 residents.
- Generally the growth rate in Emerald was similar to the surrounding communities.
- The overall modest growth rates in these two communities reflects changes in the farm population, a decline in large farm families, an increase in farm size and an aging rural population.
- Since 2000, the Town of Emerald's population has grown to about 800 residents according to the Wisconsin Department of Administration's official estimates. This growth is equivalent to the growth of the past three decades, over 100 residents, for an increase of 16 percent. The rate generally reflects the heated housing market of the early 2000's and the continued preference by some citizens for more rural housing locations.

**Percent Population Change - 1980 to 2000**  
**St. Croix County - Deer Park & Emerald**



- The fastest population growth in St. Croix County occurred in the western communities. The eastern communities generally grew slower and some lost population.
- The Town of Emerald was in the second lowest growth tier for all communities in St. Croix County.
- From 1980 through 2000, the Town of Emerald's growth rate was moderate but steady compared to most surrounding communities. Other than Glenwood, the neighboring towns lost population from 1980 to 2000.
- Deer Park's population growth rate from 1980 to 2000 generally remained flat with a slight increase in population from 1980 to 1990 but dropping back down by 2000.

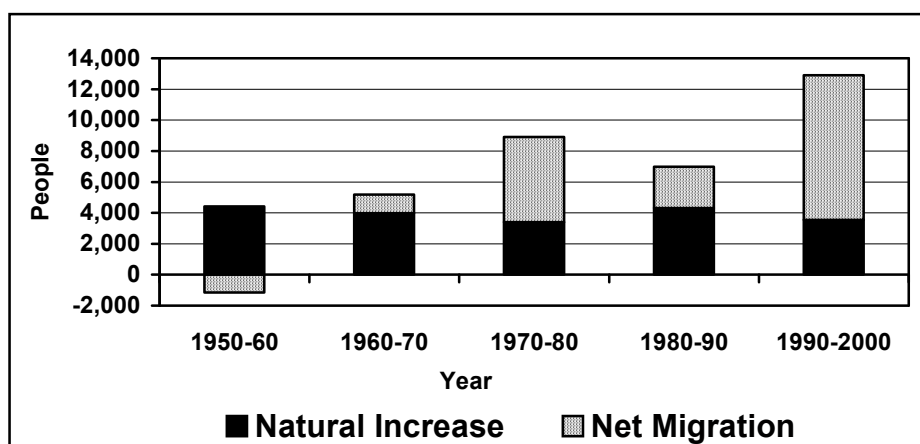
**Components of Population Change -- 1950 to 2000**  
**St. Croix County**

COMPONENT	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Births	7,016	6,872	6,544	7,859	7,696
Deaths	2,606	2,880	3,136	3,542	4,144
Total Natural Increase	4,410	3,992	3,408	4,317	3,552
Natural Increase Rate*	15.1%	11.6%	7.9%	8.5%	7.1%
Net Migration	-1,151	1,198	5,500	2,671	9,353
Net Migration Rate*	-4.0%	3.5%	12.7%	5.3%	18.6%
Total Population Change	3,259	5,190	8,908	6,989	12,904
<b>Percent Population Change</b>	<b>12.6%</b>	<b>17.8%</b>	<b>25.9%</b>	<b>16.2%</b>	<b>25.7%</b>

\*Calculated as a percent of the County's population.

Source: U.S. Census, 1950-2000

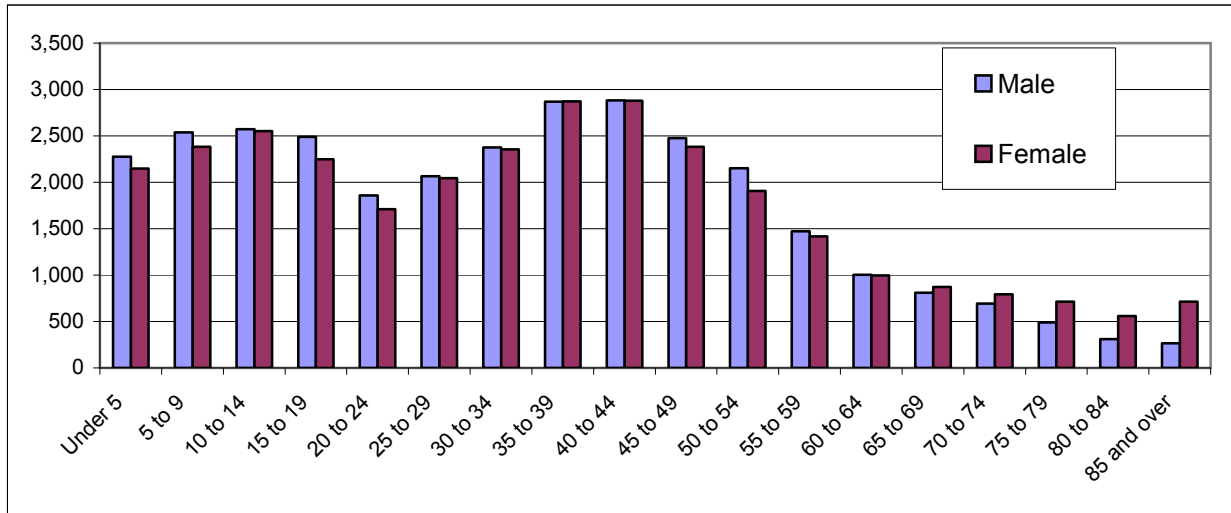
**Components of Population Change -- 1950 to 2000**  
**St. Croix County**



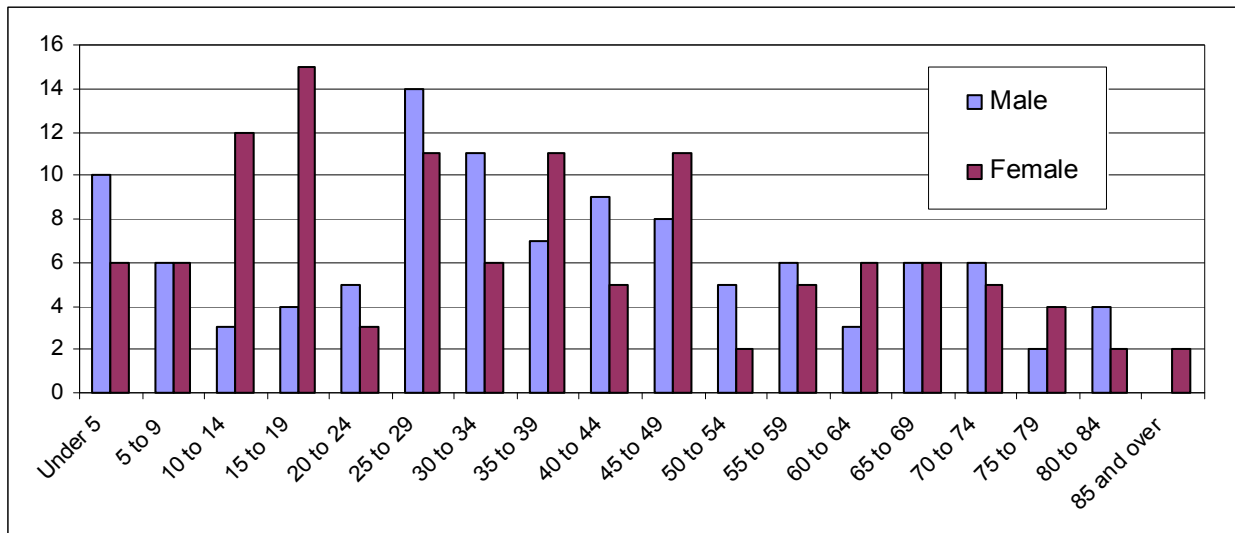
- The population growth due to natural increase has remained close to 4000 people per decade for the last 50 years.
- From 1960 to 2000, there was a pattern of greater population increases in the 70's and 90's and lesser population increases in the 60's and 80's reflecting national demographic and cyclical economic trends.
- In the 1970's and 1990's in-migration was greater than the natural increase.
- In the 1980's in-migration dropped by over seven percent and the natural increase rate surpassed the in-migration rate.
- The 1990's decade saw the largest numerical population increase.
- From 1990 to 2000, migration into St. Croix County accounted for almost three times as much population growth as the natural increase.



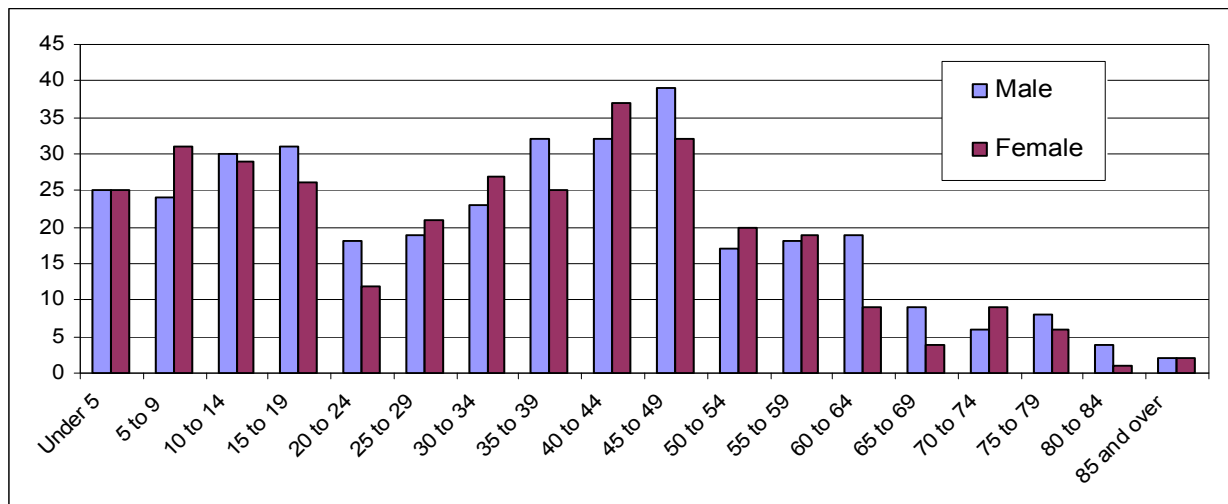
**Age – Sex Structure Census -- 2000**  
**St. Croix County**



**Age – Sex Structure Census -- 2000**  
**Village of Deer Park**



**Age – Sex Structure Census -- 2000**  
**Town of Emerald – 2000**



Source: U.S. Census 2000

- St Croix County's population structure includes the typical national pattern reflecting the baby boom generation (those born between 1946 and 1964) found in the 35 to 54 age groups.
- The County's population structure also reflects the next two population trends, the baby bust generation (those born from the mid-60's to mid-70's) found in the 20 to 34 age groups and the boomlet of children which occurred since the mid-80's.
- These patterns are clearly reflected in the Emerald population structure.
- The school age cohorts, ages 5 to 19, are generally equal at the County level and are represented similarly in the Town of Emerald.
- The Village of Deer Park's school age cohorts, ages 5 to 19 are much different, especially in the 10 to 19 age groups. This is not uncommon of a smaller population representation.
- The Village of Deer Park has a relatively high number in the age group of 25 to 29 compared to county and town counts. This could possibly be an indicator of affordable housing for young families.
- Over the next 20 years the baby boomers will be moving into the retirement age groups in very large numbers and the number of elderly in the county should increase significantly.
- The declining numbers in the 65 and over age groups in the Village of Deer Park and the Town of Emerald versus the county as a whole suggests the elderly are more likely to live in urban areas that offer more services than in rural communities.
- Some of the over 65 age group may also be moving out of the county to other areas designed for retirement living.

## EDUCATION DEMOGRAPHICS

### Education Level by Minor Civil Division -- 2000 Deer Park - Emerald

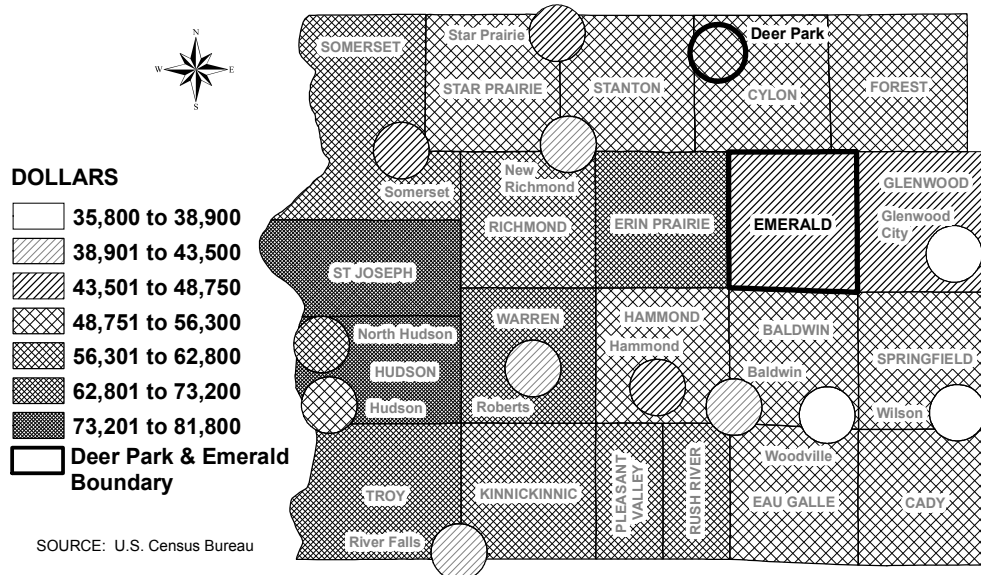
COMMUNITY	HIGH SCHOOL OR LESS	ASSOCIATES OR BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
Baldwin	81.8%	13.9%	4.3%
Cady	75.9%	16.6%	7.5%
Cylon	72.2%	23.1%	4.6%
Eau Galle	75.9%	20.5%	3.6%
<b>Emerald</b>	<b>80.5%</b>	<b>16.7%</b>	<b>2.8%</b>
Erin Prairie	69.9%	26.5%	3.6%
Forest	84.2%	15.3%	0.6%
Glenwood	80.7%	16.7%	2.6%
Hammond	71.1%	26.0%	2.9%
Hudson	52.5%	38.0%	9.5%
Kinnickinnic	58.7%	31.8%	9.6%
Pleasant Valley	62.8%	29.2%	7.9%
Richmond	73.1%	21.1%	5.9%
Rush River	80.5%	17.1%	2.4%
St. Joseph	58.5%	29.8%	11.7%
Somerset	65.8%	27.5%	6.7%
Springfield	78.6%	16.2%	5.3%
Stanton	73.1%	21.1%	5.8%
Star Prairie	76.0%	19.0%	5.0%
Troy	47.4%	42.0%	10.5%
Warren	66.5%	28.5%	5.0%
<b>V. Deer Park</b>	<b>83.5%</b>	<b>14.4%</b>	<b>2.1%</b>
V. Star Prairie	80.5%	14.5%	5.0%
V. Wilson	81.7%	18.2%	0.0%
<b>St. Croix County</b>	<b>64.8%</b>	<b>28.2%</b>	<b>7.0%</b>

Source: U.S. Census 2000 Project communities are designated in bold type.

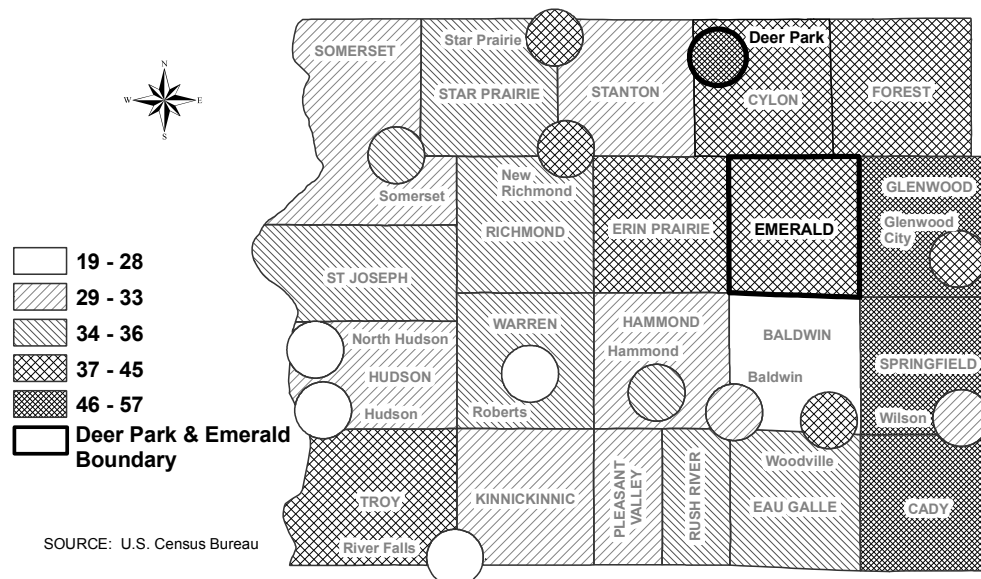
- Education levels in the Town of Emerald are somewhat lower, especially for post-secondary degrees, than the rest of St. Croix County.
- Education levels in the Village of Deer Park are slightly lower than the rest of St. Croix County, but are comparable to the demographically similar villages of Star Prairie and Wilson.

## INCOME DEMOGRAPHICS

### Median Household Income - 2000 St. Croix County - Deer Park & Emerald



### Percent Change in Median Household Income 1990 to 2000 St. Croix County - Deer Park & Emerald

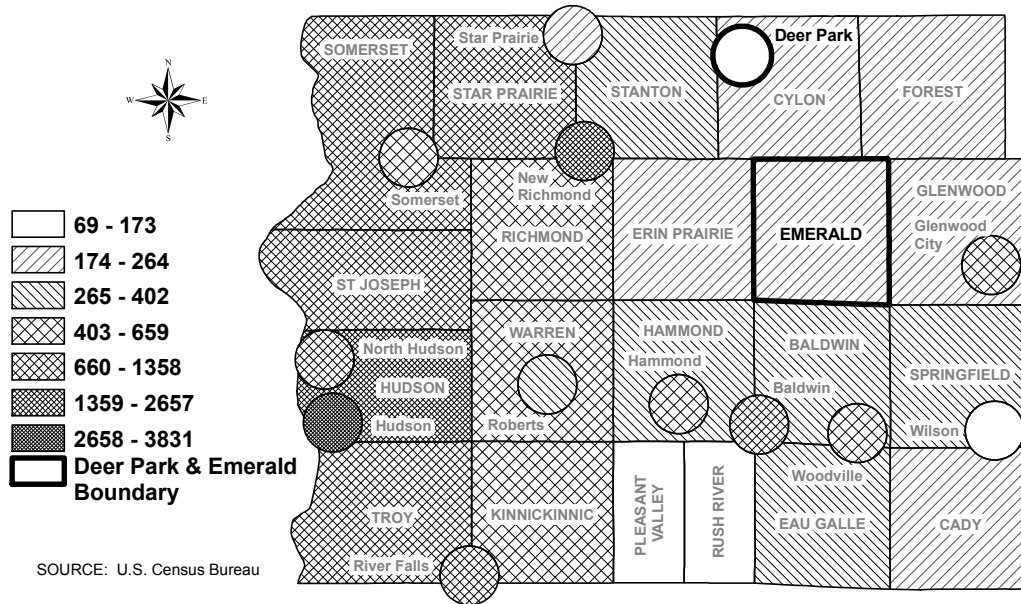


- Incorporated areas have lower median incomes than their surrounding unincorporated areas.
- The median household income for St. Croix County was \$19,568 in 1980, \$36,716 in 1990 and \$54,934 in 2000, increases of 88 percent and 50 percent respectively.
- Emerald's median household income of \$47,500 in 2000 was below the county's level, yet a significant increase can be seen from 1990 to 2000.

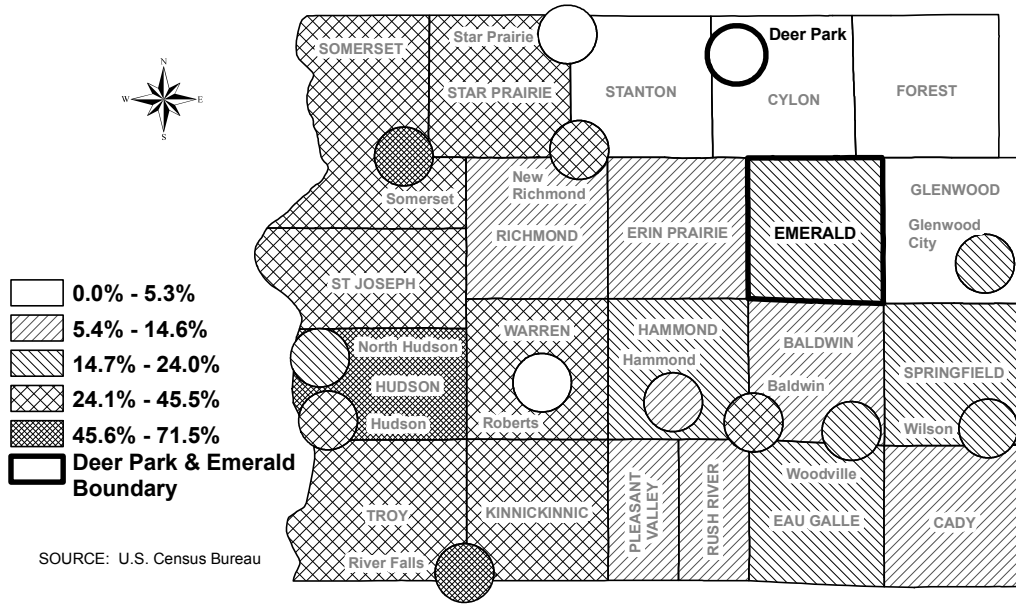
- The Village of Deer Park's median household income of \$51,000 is near the county level and has been increasing.

## HOUSEHOLD DEMOGRAPHICS

### Total Housing Units - 2000 St. Croix County - Deer Park & Emerald



### Percent Change in Total Housing Units 1990 to 2000 St. Croix County - Deer Park & Emerald



**Total Housing Units -- 1970 to 2000**  
**Deer Park - Emerald & Neighboring Communities**

COMMUNITY	1970	1980	1990	2000	AVG PER YR 1970-2000	PERCENT CHANGE		
						70-80	80-90	90-00
<i>Towns</i>								
Baldwin	250	278	288	315	2.2	11.2%	3.6%	9.4%
Cady	209	246	240	264	1.8	17.7%	-2.4%	10.0%
Cylon	181	228	227	232	1.7	26.0%	-0.4%	2.2%
Eau Galle	210	280	269	320	3.7	33.3%	-3.9%	19.0%
<b>Emerald</b>	<b>163</b>	<b>191</b>	<b>203</b>	<b>244</b>	<b>2.7</b>	<b>17.2%</b>	<b>6.3%</b>	<b>20.2%</b>
Erin Prairie	128	197	208	234	3.5	53.9%	5.6%	12.5%
Forest	178	201	207	218	1.3	12.9%	3.0%	5.3%
Glenwood	203	225	239	263	2.0	10.8%	6.2%	10.0%
Hammond	200	251	271	318	3.9	25.5%	8.0%	17.3%
Hudson	256	596	1144	1962	56.9	132.8%	91.9%	71.5%
Kinnickinnic	205	336	364	492	9.6	63.9%	8.3%	35.2%
Pleasant Valley	87	110	128	150	2.1	26.4%	16.4%	17.2%
Richmond	271	385	467	530	8.6	42.1%	21.3%	13.5%
Rush River	119	153	151	173	1.8	28.6%	-1.3%	14.6%
St. Joseph	437	703	974	1259	27.4	60.9%	38.5%	29.3%
Somerset	297	559	722	963	22.2	88.2%	29.2%	33.4%
Springfield	235	263	268	299	2.1	11.9%	1.9%	11.6%
Stanton	263	340	353	363	3.3	29.3%	3.8%	2.8%
Star Prairie	412	558	761	1079	22.2	35.4%	36.4%	41.8%
Troy	463	795	1033	1328	28.8	71.7%	29.9%	28.6%
Warren	150	249	327	437	9.6	66.0%	31.3%	33.6%
<b>Subtotal</b>	<b>4,917</b>	<b>7,144</b>	<b>8,844</b>	<b>11,443</b>	<b>217.5</b>	<b>45.3%</b>	<b>23.8%</b>	<b>29.4%</b>
<i>Villages/Cities</i>								
Baldwin	522	678	822	1144	20.7	29.9%	21.2%	39.2%
<b>Deer Park</b>	<b>79</b>	<b>90</b>	<b>98</b>	<b>94</b>	<b>0.5</b>	<b>13.9%</b>	<b>8.9%</b>	<b>-4.1%</b>
Hammond	267	367	406	438	5.7	37.5%	10.6%	7.9%
North Hudson	472	753	1122	1358	29.5	59.5%	49.0%	21.0%
Roberts	143	281	389	402	8.6	96.5%	38.4%	3.3%
Somerset	232	318	417	659	14.2	37.1%	31.1%	58.0%
Spring Valley*	0	1	0	0	0.0	100%	-100%	0.0%
Star Prairie	122	163	201	215	3.1	33.6%	23.3%	7.0%
Wilson	57	59	57	69	0.4	3.5%	-3.4%	21.1%
Woodville	163	278	371	460	9.9	70.6%	33.5%	24.0%
Glenwood City	278	378	418	491	7.1	36.0%	10.6%	17.5%
Hudson	1613	2055	2634	3831	73.9	27.4%	28.2%	45.4%
New Richmond	1223	1665	2025	2657	47.8	36.1%	21.6%	31.2%
River Falls**	288	535	715	1002	23.8	85.8%	33.6%	40.1%
<b>Subtotal</b>	<b>5,459</b>	<b>7,621</b>	<b>9,675</b>	<b>12,820</b>	<b>245.4</b>	<b>39.6%</b>	<b>27.0%</b>	<b>32.5%</b>
<b>St. Croix</b>	<b>10,376</b>	<b>14,765</b>	<b>18,519</b>	<b>24,263</b>	<b>463.0</b>	<b>42.3%</b>	<b>25.4%</b>	<b>31.0%</b>

Source: U.S. Census Bureau 1970-2000 Summary File 1

\*Portion of Spring Valley in St. Croix County. \*\*Portion of River Falls in St. Croix County

- In St. Croix County the number of housing units increased by 5,746 units from 1990 to 2000, a 31 percent increase.
- From 1970 to 2000 an average of 463 units per year was constructed in St. Croix County.
- Emerald's greatest increase in housing units occurred during the 1990's with 41 new units, a 20.2 percent increase.

- The Village of Deer Park experienced modest increases in housing units from 1970 to 1990, but saw a loss of 4 units from 1990 to 2000. This is indicative of the surrounding area of the northeast portion of the county.

***Persons Per Housing Unit -- 1970 to 2000***

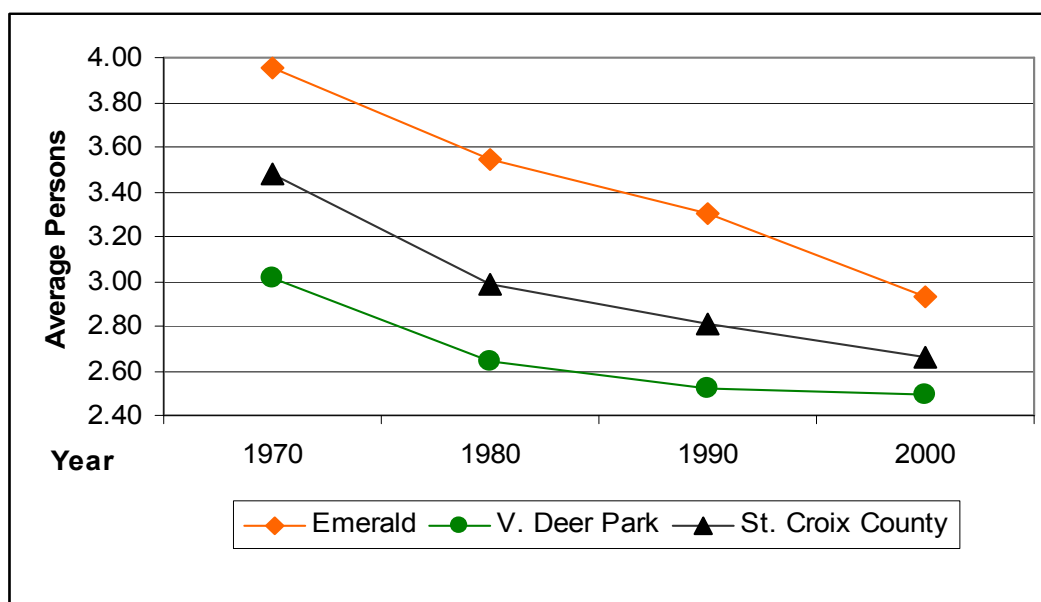
***Deer Park – Emerald & Neighboring Communities***

TOWN	1970	1980	1990	2000	PERCENT CHANGE		
					70-80	80-90	90-00
<b>Emerald</b>	<b>3.95</b>	<b>3.54</b>	<b>3.30</b>	<b>2.93</b>	<b>-10.4%</b>	<b>-6.8%</b>	<b>-11.2%</b>
Baldwin	3.65	3.49	3.25	2.94	-4.4%	-6.9%	-9.5%
Cylon	3.52	3.32	3.06	2.77	-5.7%	-7.8%	-9.5%
Erin Prairie	4.23	3.46	3.27	2.90	-18.2%	-5.5%	-11.3%
Glenwood	3.96	3.28	3.11	2.97	-17.2%	-5.2%	-4.5%
<b>V. Deer Park</b>	<b>3.01</b>	<b>2.64</b>	<b>2.52</b>	<b>2.49</b>	<b>-12.3%</b>	<b>-4.5%</b>	<b>-1.2%</b>
V. Star Prairie	3.20	2.82	2.63	2.71	-11.9%	-6.7%	3.0%
V. Wilson	2.71	2.87	3.02	2.67	5.9%	5.2%	-11.6%
<b>St. Croix County</b>	<b>3.48</b>	<b>2.99</b>	<b>2.81</b>	<b>2.66</b>	<b>-14.1%</b>	<b>-6.0%</b>	<b>-5.3%</b>

Source: U.S. Census Bureau

***Persons Per Housing Unit -- 1970 to 2000***

***Deer Park & Emerald***



- The average number of people per household has continued to decline in most of St. Croix County.
- Emerald had a higher average number of people per household than the county average. The town's average is very similar to surrounding towns.
- From 1990 to 2000, the average persons per household in Emerald declined at a faster rate than St. Croix County, this is similar to most of the neighboring towns.
- The Town of Emerald continues to have mostly single-family style housing, while the cities and villages continue to offer other types of housing such as multifamily,

condominiums and town homes which are usually occupied by retirees, singles, or others with generally smaller household sizes.

- Since 1970, the Village of Deer Park has had a lower average number of people per household than the county average. However, between 1990 and 2000 it dropped very slightly, almost remaining flat.
- Deer Park is somewhat of an anomaly; it has a lower average number of people per household than similar villages like Star Prairie and Wilson. This may be accounted for because the village has only one multifamily, senior housing structure and the remainder of the village is single-family housing.
- The decreasing household sizes in combination with the increasing lifespan of county residents, accounts for the rural towns declining household sizes but increasing number of housing units.

### EMPLOYMENT DEMOGRAPHICS

#### Employment of Residents -- 1970 to 2000 St. Croix County

EMPLOYMENT CATEGORIES	YEAR				PERCENT CHANGE		
	1970	1980	1990	2000	70-80	80-90	90-00
Ag., Forestry & Mining	1,993	2,077	1,820	1,093	4.2%	-12.4%	-39.9%
Construction	786	1,029	1,438	2,581	30.9%	39.7%	79.5%
Manufacturing	3,277	5,669	7,274	8,268	73.0%	28.3%	13.7%
Trans., Utils. & Comm.	738	1,135	1,736	2,131	53.8%	53.0%	22.8%
Wholesale/Retail	2,425	3,676	5,019	4,598	51.6%	36.5%	-8.4%
Finance, Ins. & Real E.	374	820	1,753	2,471	119.3%	113.8%	41.0%
Services	2,983	4,589	7,843	12,036	53.8%	70.9%	53.5%
Government	407	529	849	1,117	30.0%	60.5%	31.6%
Information	*	*	*	610	*	*	*
<b>Total</b>	<b>12,983</b>	<b>19,524</b>	<b>27,732</b>	<b>34,905</b>	<b>50.4%</b>	<b>42.0%</b>	<b>25.9%</b>

Source: U.S. Census Bureau New Employment Category in 2000 Census

#### Employment of Residents -- 1980 to 2000 Town of Emerald

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	124	87	62	46.1%	26.7%	15.6%	-29.8%	-28.7%
Construction	13	18	30	4.8%	5.5%	7.5%	38.5%	66.7%
Manufacturing	60	77	102	22.3%	23.6%	25.6%	28.3%	32.5%
Trans., Utils. & Comm.	9	29	28	3.3%	8.9%	7.0%	222.2%	-3.4%
Wholesale/Retail	30	35	38	11.2%	10.7%	9.5%	16.7%	8.6%
Finance, Ins. & Real E.	2	7	9	0.7%	2.1%	2.3%	250.0%	28.6%
Services	23	60	117	8.6%	18.4%	29.4%	160.9%	95.0%
Government	8	13	7	3.0%	4.0%	1.8%	62.5%	-46.2%
Information	*	*	5	*	*	1.3%	*	*
<b>Total</b>	<b>269</b>	<b>326</b>	<b>398</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>21.2%</b>	<b>22.1%</b>

Source: U.S. Census Bureau \*New Employment Category in 2000 Census



**Employment of Residents -- 1980 to 2000**  
**Village of Deer Park**

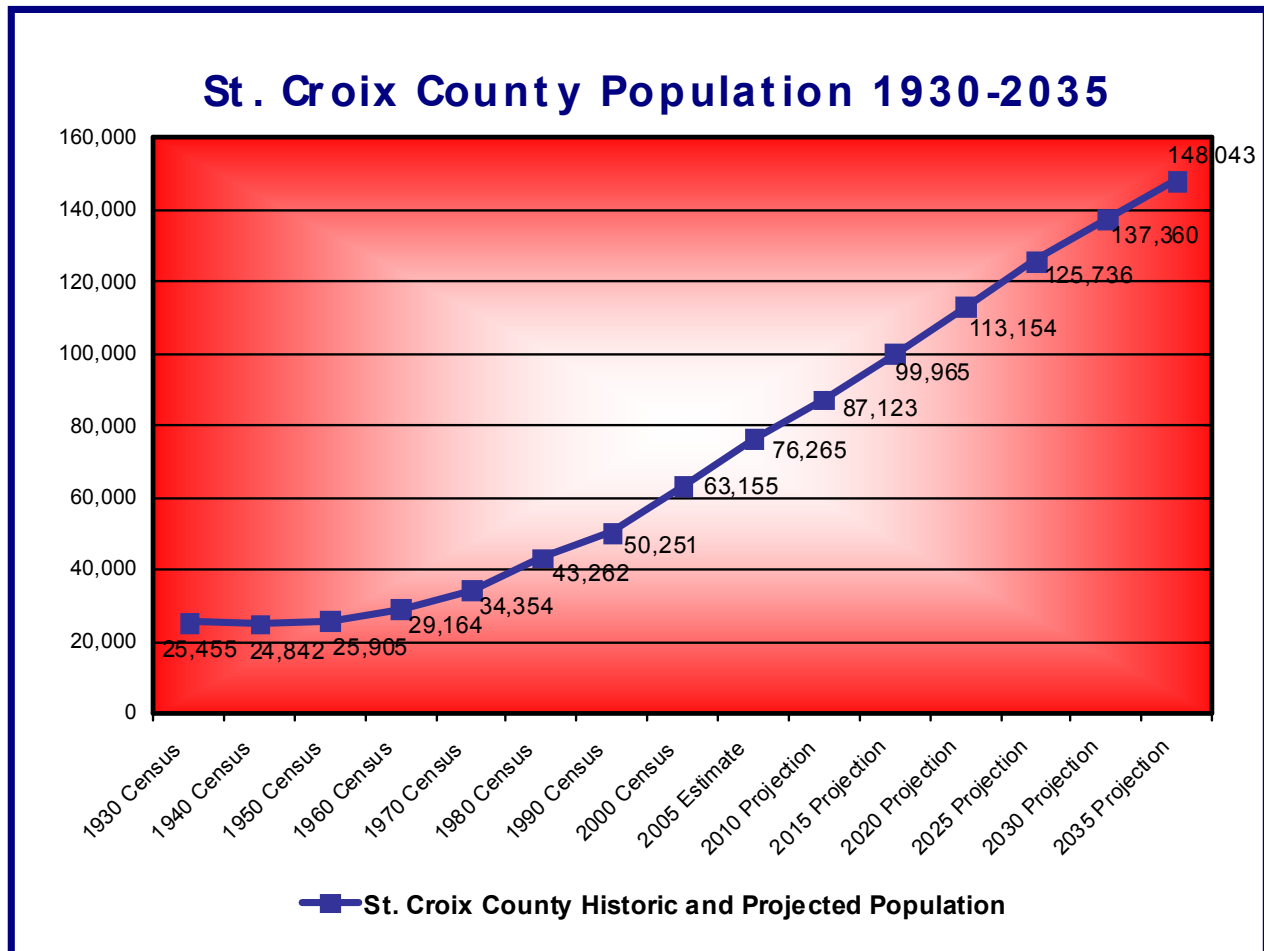
EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	2	0	1	1.9%	0.0%	0.7%	-100.0%	NA
Construction	5	2	6	4.8%	2.2%	3.9%	-60.0%	200.0%
Manufacturing	39	38	58	37.1%	42.7%	37.9%	-2.6%	52.6%
Trans., Utils. & Comm.	11	5	0	10.5%	5.6%	0.0%	-54.5%	-100.0%
Wholesale/Retail	21	10	25	20.0%	11.2%	16.3%	-52.4%	150.0%
Finance, Ins. & Real E.	4	1	8	3.8%	1.1%	5.2%	-75.0%	700.0%
Services	23	33	48	21.9%	37.1%	31.4%	43.5%	45.5%
Government	0	0	4	0.0%	0.0%	2.6%	NA	NA
Information	*	*	3	*	*	2.00%	*	*
<b>Total</b>	<b>105</b>	<b>89</b>	<b>153</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>-15.2%</b>	<b>71.9%</b>

Source: U.S. Census Bureau \*New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction; services; and finance, insurance and real estate industries.
- Decreases in employment were experienced in the agriculture, forestry and mining industry and the wholesale/retail trade from 1980 to 1990.
- The industries that employ the largest numbers of residents are services, manufacturing and wholesale/retail trade.
- The Town of Emerald residents saw similar employment changes compared to county residents. The largest employment increases occurred in the services and construction industries. Employment decreases occurred in the agriculture, forestry and mining; government; and transportation, utilities and communication industries. The largest employment numbers are in the services; manufacturing; and agriculture, forestry and mining industries.
- The Village of Deer Park residents experienced similar changes in employment with the largest increases occurring in finance, insurance and real estate; and construction. The employment decreases occurring in the transportation, utilities and communication industry. The manufacturing, services and wholesale/retail trade were the largest employment industries.
- Despite declining numbers, agricultural remains one of the largest categories of employment in the Town of Emerald. Agriculture is part of the town's fabric.
- The wholesale and retail industry regained a share of the employment for Village of Deer Park residents in 2000.

## COMMUNITY FORECASTS

### POPULATION



Source: U.S. Census Bureau and Wisconsin Department of Administration Population Projections-2008

**Population Projections - 2000 to 2030**  
**St. Croix County**

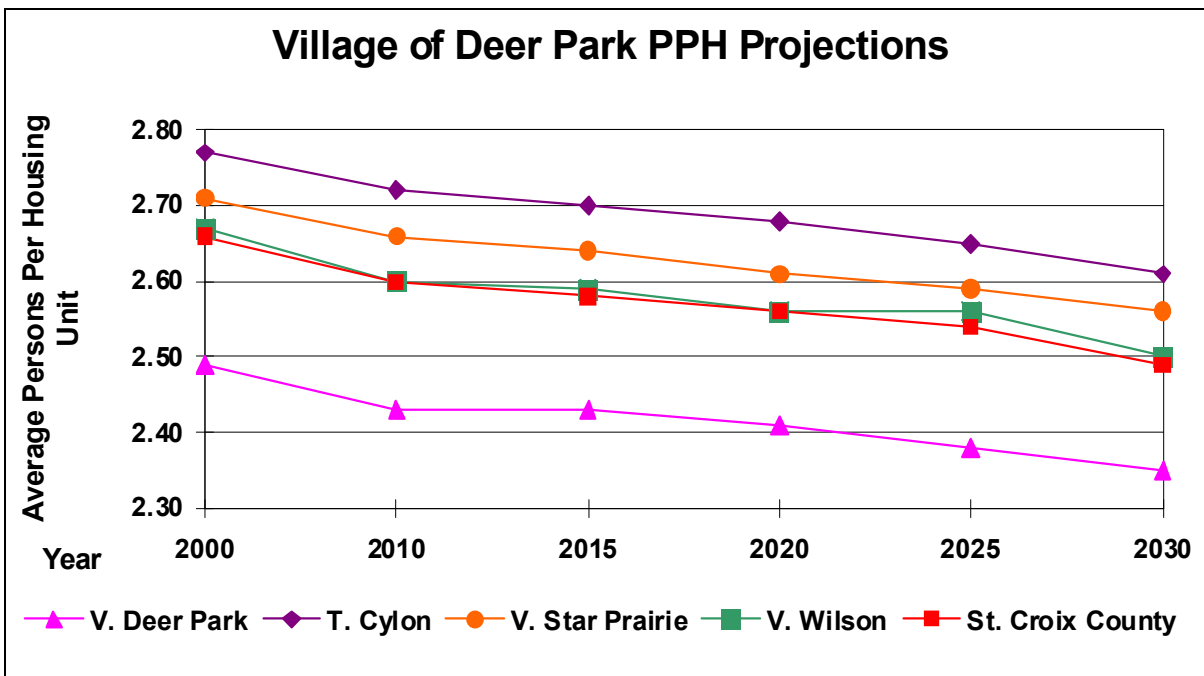
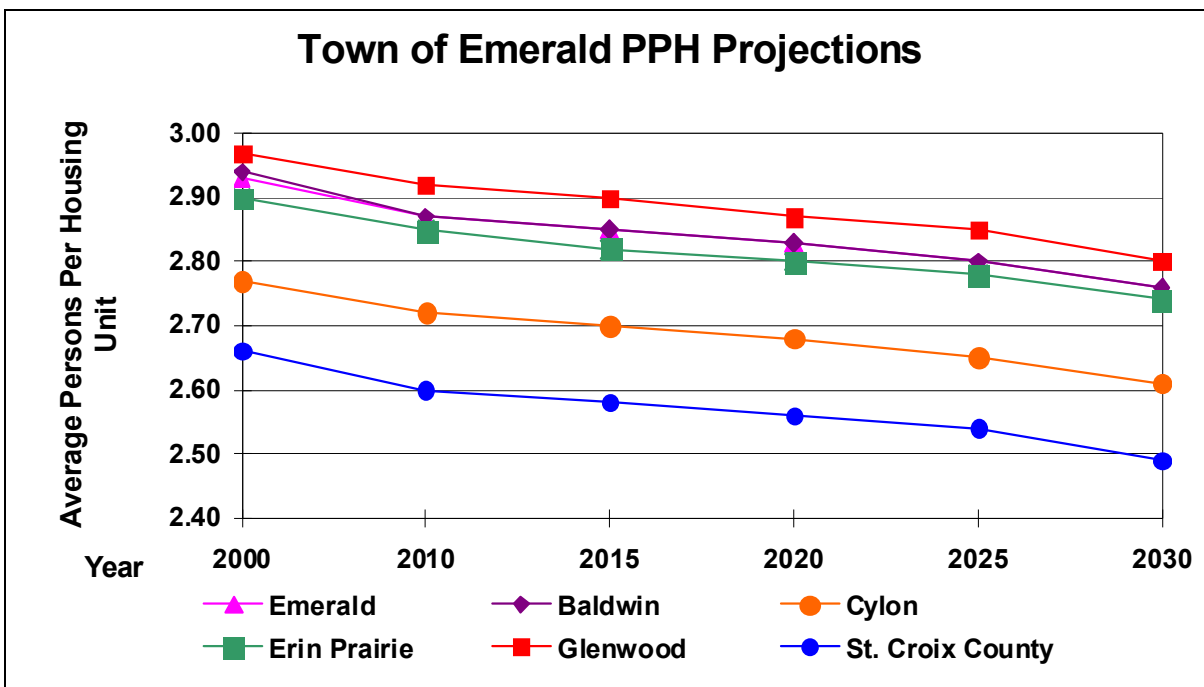
MUNICIPALITY	CENSUS	EST.	PROJECTIONS					# CHG	% CHG
TOWNS	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
T Baldwin	903	958	999	1058	1116	1164	1202	299	33.1
T Cady	710	785	846	921	997	1064	1124	414	58.3
T Cylon	629	671	696	735	772	803	826	197	31.3
T Eau Galle	882	995	1100	1209	1318	1419	1507	625	70.9
<b>T Emerald</b>	<b>691</b>	<b>781</b>	<b>851</b>	<b>939</b>	<b>1027</b>	<b>1109</b>	<b>1182</b>	<b>491</b>	<b>71.1</b>
T Erin Prairie	658	672	691	723	754	777	793	135	20.5
T Forest	590	627	651	687	722	750	773	183	31.0
T Glenwood	755	856	931	1026	1121	1210	1287	532	70.5
T Hammond	947	1523	1871	2265	2675	3074	3453	2506	264.6
T Hudson	6213	7533	8941	10,533	12,178	13,767	15,259	9046	145.6
T Kinnickinnic	1400	1629	1829	2068	2312	2542	2752	1352	96.6
T Pleasant Valley	430	480	523	579	634	684	730	300	69.8
T Richmond	1556	2441	2974	3580	4210	4822	5401	3845	247.1
T Rush River	498	526	560	604	649	688	721	223	44.8
T St. Joseph	3436	3716	4095	4561	5035	5477	5873	2437	70.9
T Somerset	2644	3252	3750	4334	4936	5513	6048	3404	128.7
T Springfield	808	916	991	1085	1181	1268	1344	536	66.3
T Stanton	1003	1014	1033	1062	1087	1101	1105	102	10.2
T Star Prairie	2944	3495	3973	4539	5121	5675	6185	3241	110.1
T Troy	3661	4385	5011	5748	6503	7224	7889	4228	115.5
T Warren	1320	1540	1747	1990	2238	2474	2691	1371	103.9
<b>Subtotal</b>	<b>32,678</b>	<b>38,795</b>	<b>44,063</b>	<b>50,246</b>	<b>56,586</b>	<b>62,605</b>	<b>68,145</b>	<b>35,467</b>	<b>108.5</b>
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030	00-30	00-30
V Baldwin	2667	3441	4044	4746	5470	6170	6824	4157	155.9
<b>V Deer Park</b>	<b>227</b>	<b>224</b>	<b>225</b>	<b>229</b>	<b>232</b>	<b>234</b>	<b>232</b>	<b>5</b>	<b>2.2</b>
V Hammond	1153	1649	1951	2300	2661	3009	3337	2184	189.4
V North Hudson	3463	3693	3988	4374	4763	5120	5432	1969	56.9
V Roberts	969	1362	1585	1849	2123	2386	2631	1662	171.5
V Somerset	1556	2204	2681	3225	3790	4339	4860	3304	212.3
V Star Prairie	574	634	693	768	842	912	974	400	69.7
V Spring Valley	2	3	3	3	2	3	3	1	50.0
V Wilson	176	194	209	229	249	267	282	106	60.2
V Woodville	1104	1292	1436	1630	1830	2018	2191	1087	98.5
C Glenwood City	1183	1227	1303	1405	1506	1597	1672	489	41.3
C Hudson	8775	11,432	13,473	15,865	18,337	20,725	22,967	14,192	161.7
C New Richmond	6310	7566	8638	9917	11,230	12,485	13,643	7333	116.2
C River Falls	2318	2549	2831	3179	3533	3866	4167	1849	79.8
<b>Subtotal</b>	<b>30,477</b>	<b>37,470</b>	<b>43,060</b>	<b>49,719</b>	<b>56,568</b>	<b>63,131</b>	<b>69,215</b>	<b>38,738</b>	<b>127.1</b>
<b>St. Croix County</b>	<b>63,155</b>	<b>76,265</b>	<b>87,123</b>	<b>99,965</b>	<b>113,154</b>	<b>125,736</b>	<b>137,360</b>	<b>74,205</b>	<b>117.5</b>

Source: U.S. Census Bureau and Wisconsin Department of Administration 2008 Population Projections  
 Project communities are designated in bold type.

**HOUSEHOLD****Persons Per Housing Unit – 2000 to 2030  
St. Croix County**

MUNICIPALITY	CENSUS	ESTIMATE	PROJECTIONS				
TOWNS	2000	2005	2010	2015	2020	2025	2030
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
<b>T Emerald</b>	<b>2.93</b>	<b>2.93</b>	<b>2.87</b>	<b>2.85</b>	<b>2.83</b>	<b>2.80</b>	<b>2.76</b>
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
<b>V Deer Park</b>	<b>2.49</b>	<b>2.49</b>	<b>2.43</b>	<b>2.43</b>	<b>2.41</b>	<b>2.38</b>	<b>2.35</b>
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
<b>St. Croix County</b>	<b>2.66</b>	<b>2.64</b>	<b>2.60</b>	<b>2.58</b>	<b>2.56</b>	<b>2.54</b>	<b>2.49</b>

Source: Wisconsin Department of Administration - 2008  
 Project communities are designated in bold type.



- The number of persons per housing unit has been declining since the 1980s. That trend is expected to continue and is reflected in the declining rates for Emerald, Deer Park and the surrounding municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Emerald's persons per housing unit rate is very close to the surrounding towns, except Cylon. It is significantly higher than the County's which includes a greater number of

multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.

- Deer Park's persons per housing unit rate is significantly lower than the surrounding municipalities, similar sized villages and St. Croix County's. This may be due to the growing elderly population in the village and the decline in families with children.
- As population per housing unit continues to decline the town and village should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

### EMERALD HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the Town of Emerald which are found in the charts and graphs on the next several pages.

- All projections assume that existing town land use policies will not change.
- The *Official Trend* projections are the official population projections for Emerald from the Wisconsin Department of Administration's (WDOA) Demographic Services Center, see charts on previous pages. They are based on historic growth rates, with a strong emphasis on the estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 Emerald was substantially below the County growth rate.
- The *Official Trend* projections do not account for the economic recession of the past three years and the depressed housing market; therefore, alternative projections were developed with adjusted populations based on these market changes.
- In developing the alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate.
- The *Conservative Growth* projections are based on Emerald's average historic population growth from 1970 to 2000. Emerald's current estimated population is below the *Official Trend* estimate and closest to the *Conservative Growth* estimate.
- The *Accelerated Growth* projections for Emerald are based on the population projections for all of St. Croix County for the period 2000-2030 from WDOA. These ratios were chosen because the population projections are fairly aggressive and it was appropriate to provide one set of growth projections that were more aggressive than the state's official projections for Emerald.
- If all towns or adjacent towns in St. Croix County had similar restrictions on growth and development, then a more open market would occur, which could lead to a significant shift in existing and future development patterns.
- The *Accelerated Growth* projections for Emerald would not occur unless the community had the same location, transportation infrastructure, amenities, and shopping opportunities as the county.



The following notes regarding calculations will make it easier to read the Growth Projection charts for Emerald.

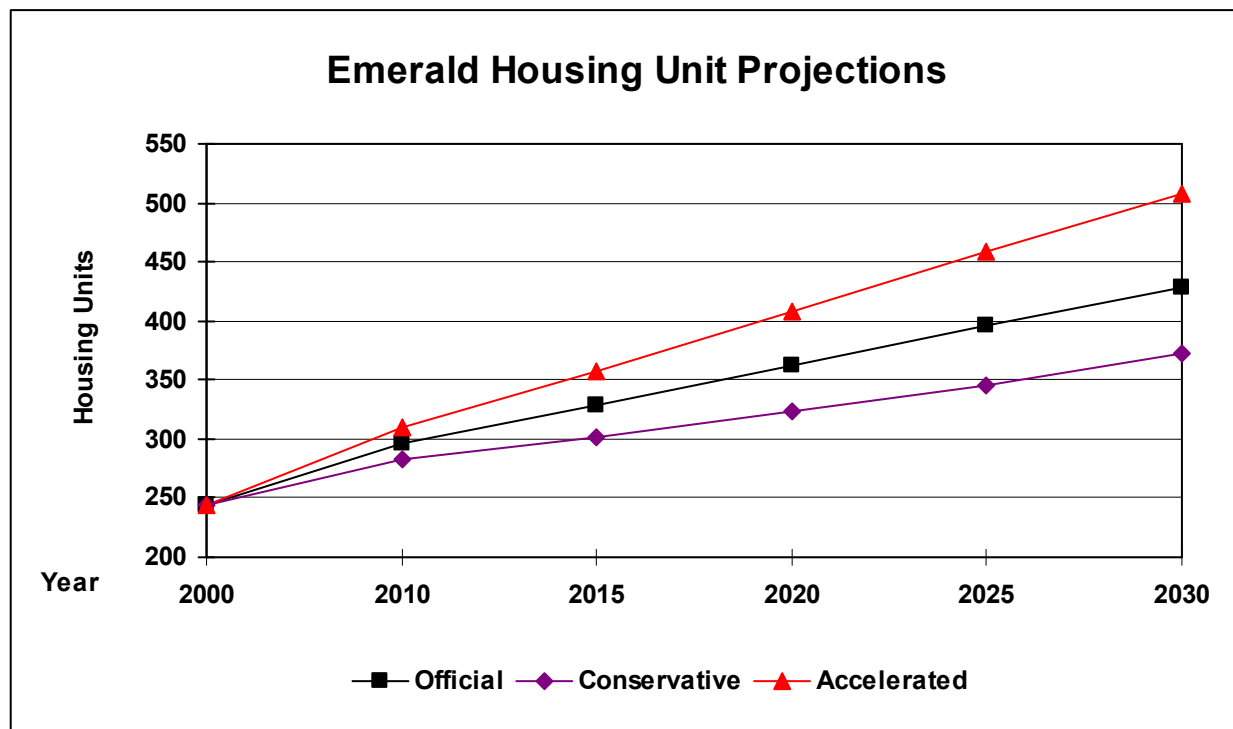
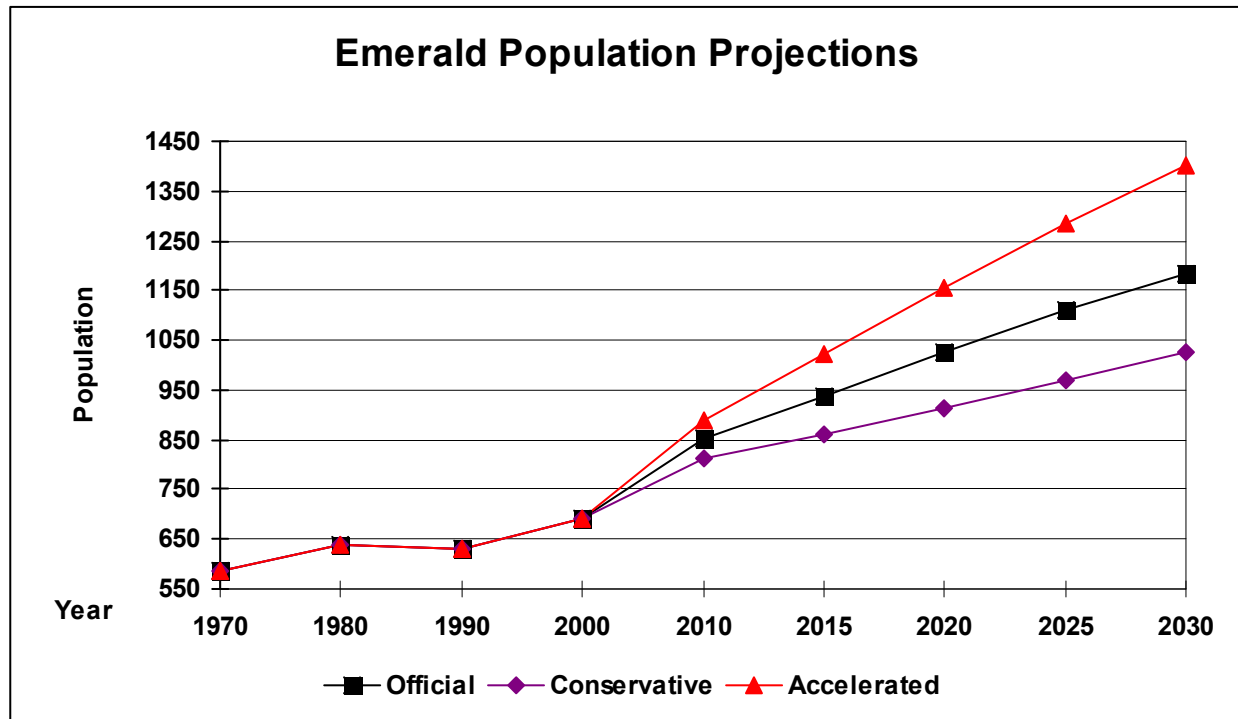
- Each of the calculations is cumulative. The baseline 2000 official Census numbers are the starting point.
- The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA's Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- Three acres per housing unit was used to estimate acreage used for rural residential development in Emerald. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.
- The Housing Units are multiplied by 3.0 acres per Housing Unit to calculate the Acreage.

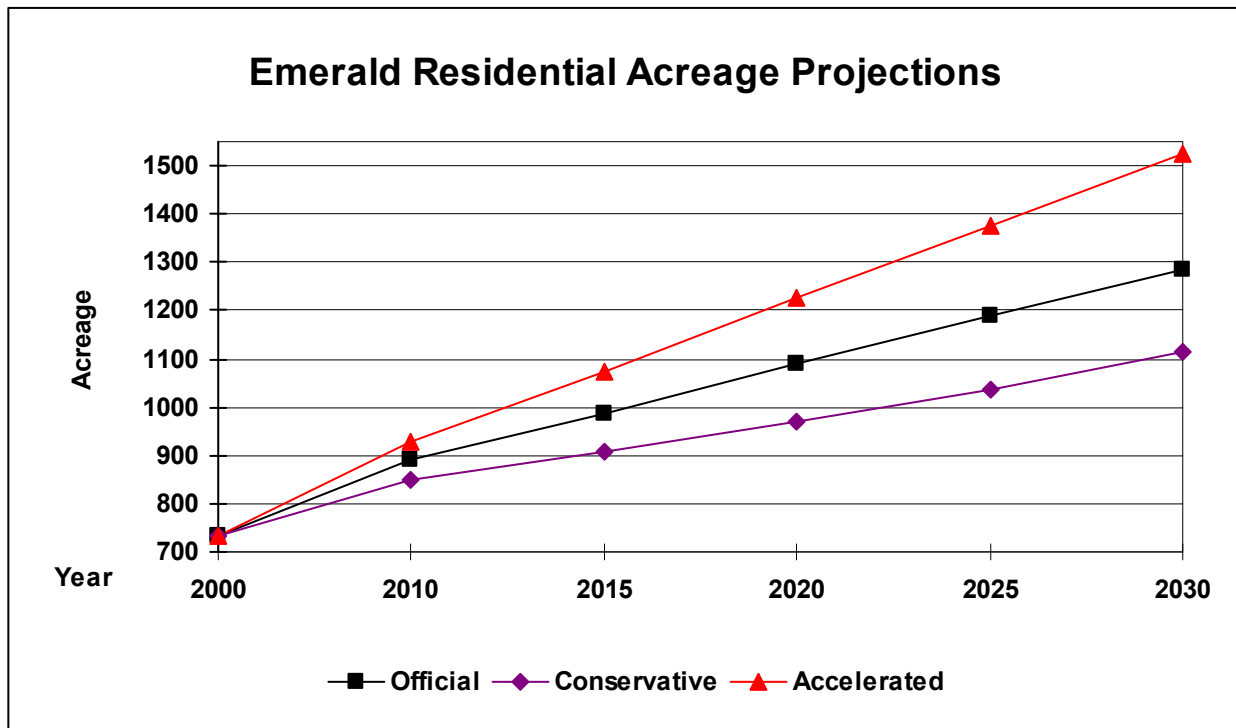
***Growth Projections -- 2000 to 2030  
Town of Emerald***

INCREASE BASED ON	PROJECTIONS					
	POPULATION		PPH	HOUSING UNITS		ACREAGE
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE TOTAL
<b>Baseline 2000</b>	691		2.93	244		732
<b>2010</b>						
Official Trend	160	851	2.87	53	297	158 890
Conservative Growth	122	813		39	283	118 850
Accelerated Growth	199	890		66	310	198 930
<b>2015</b>						
Official Trend	88	939	2.85	33	329	99 988
Conservative Growth	49	862		19	302	58 907
Accelerated Growth	131	1021		48	358	144 1075
<b>2020</b>						
Official Trend	88	1027	2.83	33	363	100 1089
Conservative Growth	51	913		20	323	60 968
Accelerated Growth	135	1156		50	408	151 1225
<b>2025</b>						
Official Trend	82	1109	2.80	33	396	100 1188
Conservative Growth	55	968		23	346	69 1037
Accelerated Growth	128	1284		50	459	150 1376
<b>2030</b>						
Official Trend	73	1182	2.76	32	428	97 1285
Conservative Growth	58	1026		26	372	78 1115
Accelerated Growth	119	1403		50	508	149 1525

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning & Zoning Department.





### *EMERALD EMPLOYMENT*

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Area-wide economic development activities may contribute to the local employment options for residents of Emerald.
- Farm employment will continue to be the main economic activity located within the Town of Emerald.
- Home-based businesses will continue to be important to the economy of the town and should be encouraged where there will be little impact on surrounding properties.
- Alternative agriculture and nontraditional farming will be important to agriculture's economic future in the Town of Emerald.
- The existing patterns for farm and nonfarm employment will likely continue into the future.
- Many outside factors, which the Town of Emerald has little ability to influence or control, affect expansion or contraction of the farm economy and employment.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to town residents.
- The Town of Emerald would consider some commercial and other nonresidential land uses; however, extensive commercial or industrial development would not be consistent with the rural character and community goals.

### DEER PARK HOUSING UNITS & ACREAGE

The following assumptions were used to create the growth projections for the Village of Deer Park, which are found in the charts and graphs on the next several pages.

- All projections assume that existing village land use policies will not change.
- The *Official Trend* projections are the official population projections for Deer Park from the Wisconsin Department of Administration's (WDOA) Demographic Services Center, see charts on pages 38 thru 40. They are based on historic growth rates, with a strong emphasis on the estimated growth from 2000 to 2005.
- It should be noted that from 1970-2000 Deer Park was substantially below the County growth rate.
- The *Official Trend* projections do not account for the economic recession of the past three years and the depressed housing market; therefore, alternative projections were developed with adjusted populations based on these market changes.
- In developing the alternative growth projections, the 2010 population is kept numerically close to the WDOA's official estimate.
- The *Current Trend* projections are based on Deer Park's average historic population decline from 1980 to 2000. Deer Park's current estimated population is at the *Official Trend* estimate and indicates no growth in population.
- Deer Park's *Growth* projections are based on the population projections for the Village of Wilson for the period 2000-2030 from WDOA. Wilson was chosen because it is the only community in St. Croix County with a similar starting population as the Village of Deer Park. Their growth patterns could follow a comparable pattern.
- The *Accelerated Growth* projections for Deer Park are based on the population projections for all of St. Croix County for the period 2000-2030 from WDOA. These projections are provided for comparison purposes but are not very realistic at this time.
- The *Accelerated Growth* projections for Deer Park would not occur unless the community had the same location, transportation infrastructure, amenities, and shopping opportunities as the county.

The following notes regarding calculations will make it easier to read the Growth Projection charts for Deer Park.

- Each of the calculations is cumulative. The baseline 2000 official Census numbers are the starting point.
- The number in the change column is the increase or decrease expected. The number for each time period is based on the previous time period.
- The Persons Per Housing Unit (PPH) number is the official estimate from WDOA's Demographic Services Center. This number was not adjusted; the official number was used for all calculations.
- The Population is divided by the PPH to calculate Housing Units for all the projections.
- One-half acre per housing unit was used to estimate acreage used for residential development in Deer Park. The one-half acre is the lot size required in the village's ordinances for most of the undeveloped land in Deer Park. It may not correspond to the actual acreage owned or taxed as residential building site property.
- The Housing Units are multiplied by 0.5 acre per Housing Unit to calculate the Acreage.

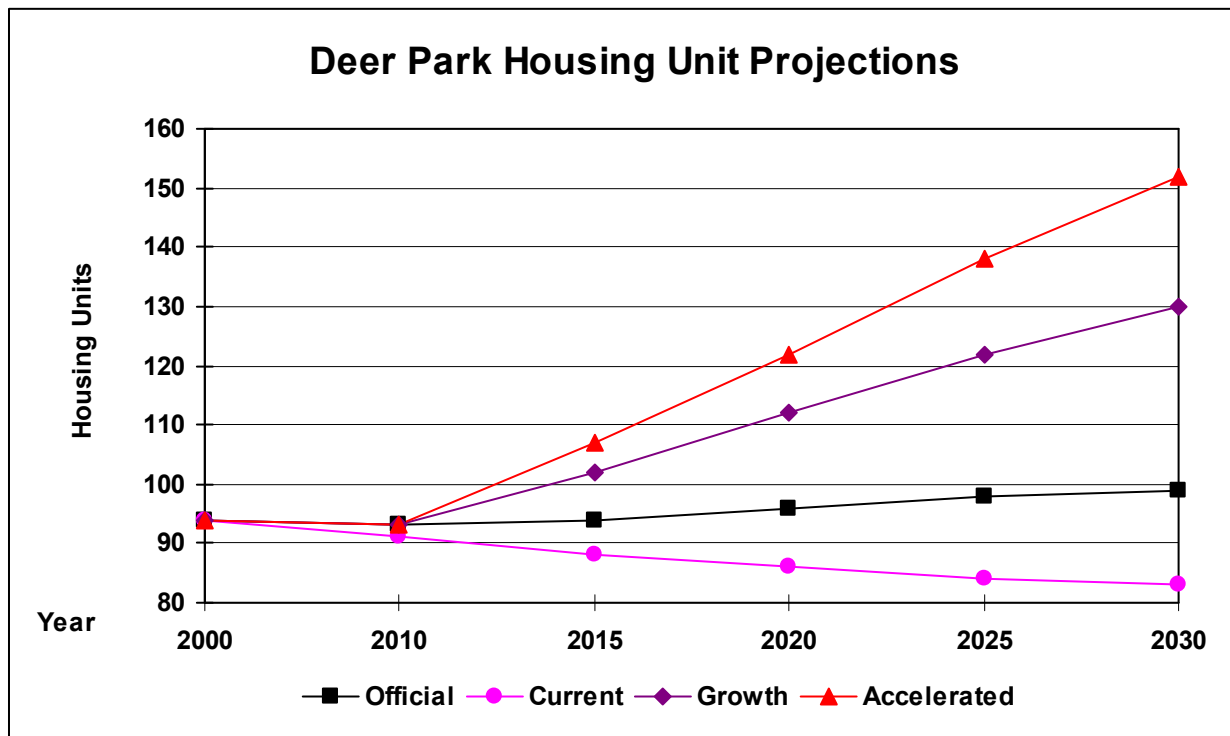
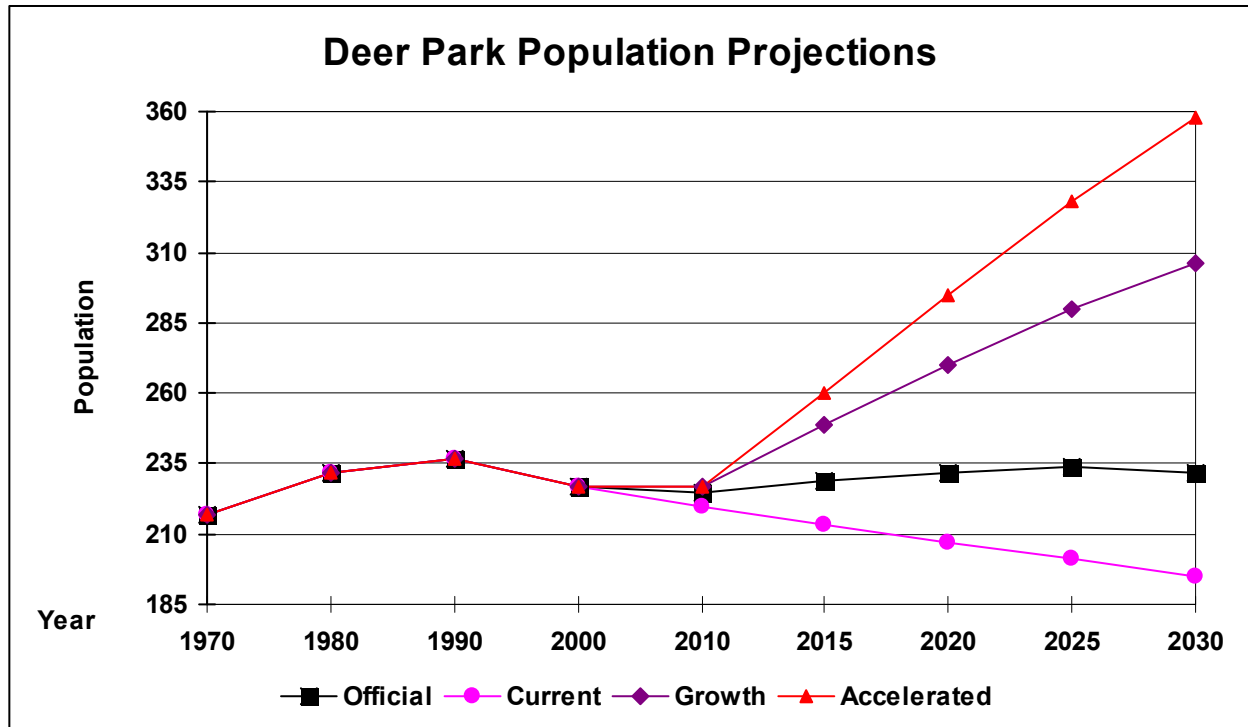
***Growth Projections -- 2000 to 2030  
Village of Deer Park***

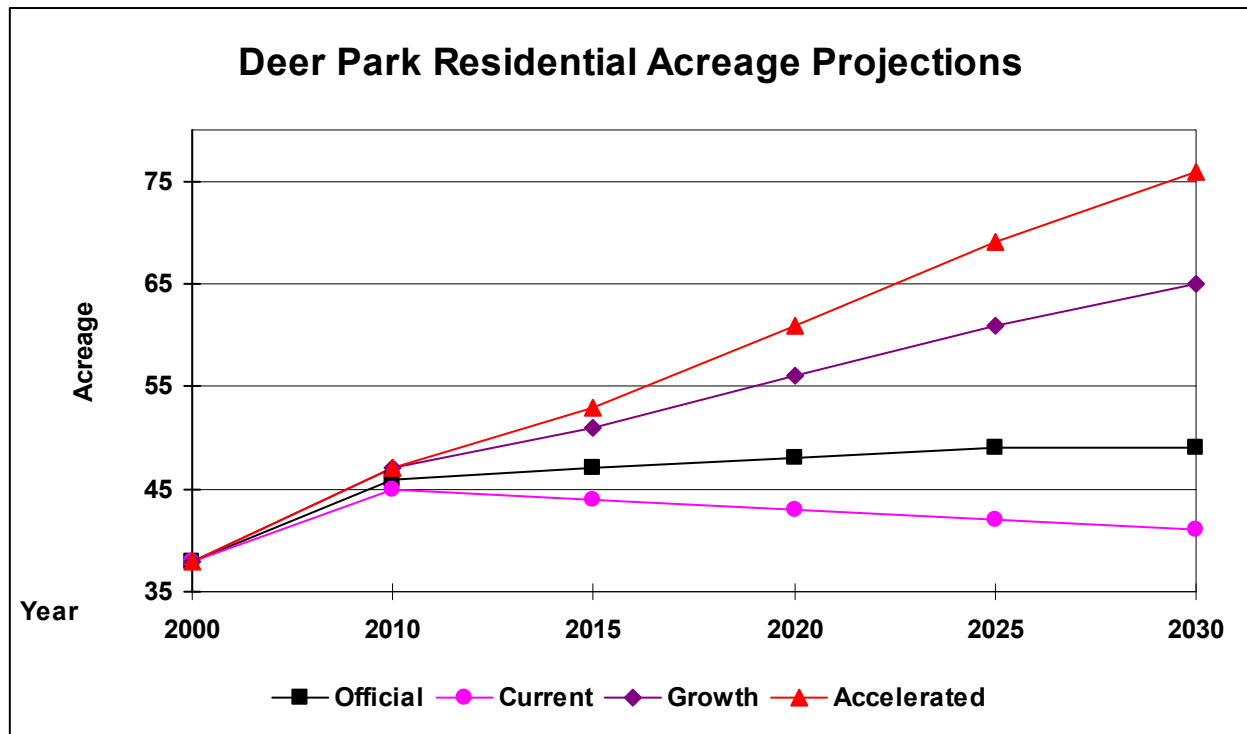
INCREASE BASED ON	PROJECTIONS					
	POPULATION		PPH	HOUSING UNITS		ACREAGE
	CHANGE	TOTAL		CHANGE	TOTAL	CHANGE TOTAL
<b>Baseline 2000</b>		227	2.49		94	38
<b>2010</b>						
Official Trend	-2	225	2.43	-1	93	-1 46
Current Trend	-7	220		-3	91	-2 45
Growth Trend	0	227		-1	93	0 47
Accelerated Growth	0	227		-1	93	0 47
<b>2015</b>						
Official Trend	4	229	2.43	2	94	1 47
Current Trend	-7	213		-3	88	-1 44
Growth Trend	22	249		9	102	5 51
Accelerated Growth	33	260		14	107	7 53
<b>2020</b>						
Official Trend	3	232	2.41	2	96	1 48
Current Trend	-6	207		-2	8	-1 43
Growth Trend	21	270		10	112	5 56
Accelerated Growth	35	295		15	122	8 61
<b>2025</b>						
Official Trend	2	234	2.38	2	98	1 49
Current Trend	-6	201		-1	84	-1 42
Growth Trend	20	290		10	122	5 61
Accelerated Growth	33	328		15	138	8 69
<b>2030</b>						
Official Trend	-2	232	2.35	0	99	0 49
Current Trend	-6	195		-15	83	-8 41
Growth Trend	16	306		8	130	4 65
Accelerated Growth	30	358		15	152	7 76

PPH = Persons Per Housing Unit

Source: U.S. Census Bureau, Wisconsin Department of Administration and St. Croix County Planning & Zoning Department.







### *DEER PARK EMPLOYMENT*

Background information and analysis for the following employment forecasts are found in the section on Economic Development.

- Area-wide economic development activities may contribute to the local employment options for residents of Deer Park.
- Local service employment will continue to be the main economic activity located within the Village of Deer Park.
- Home-based businesses will continue to be important to the economy of Deer Park and should be encouraged where there will be little impact on surrounding properties.
- Most commercial and industrial activity is expected to occur in neighboring communities and provide employment opportunities to village residents.
- The Village of Deer Park would welcome greater commercial activity that would serve the village and the traveling public on State Highway 46; however, most industrial development could not be supported by the village's sewer service and other infrastructure.

## VILLAGE OF DEER PARK VISION STATEMENT

***In the year 2035, the Village of Deer Park has maintained itself as a small, friendly, yet growing community.***

The Village of Deer Park has a flourishing downtown known for its Main Street. It is attractive with nice shade trees and flower displays and several small retail shops, a coffee shop and a gas station/convenience store. The residents, young and old, can safely walk on sidewalks and bike from our existing housing, new housing developments and senior housing to Main Street and our prosperous and active churches.

Existing and new housing are filled with young families. Our neighborhoods are safe, friendly, and drug-free. The village has created senior housing in association with the senior center which accommodates singles and married couples and serves meals daily.

Deer Park's well equipped park has walking trails leading out of the park throughout the community. The walking paths around the park encourage residents to enjoy the hometown beauty and nightly softball games.

The village has created a community center for young and old which is open and available almost every day. Community meetings and social gatherings are held there and it has helped to keep our residents strongly involved in village issues. Many other services are also available. The library has expanded; a new fire hall was constructed; and the village has its own police service. The Village Board has managed to identify other forms of funding rather than property taxes.

Deer Park has a taxi service to accommodate the elderly and others who don't drive. The village has worked with the County and others to make the streets safer. There are job opportunities in the village and the village buildings utilize alternative energy sources such as solar and wind power.

### ***ELEMENT-BASED VISION STATEMENTS***

#### ***Utilities & Community Facilities***

We value our expanded library hours and our new senior citizen and community center. For the safety of our citizens, we expanded the size of the fire department. The existing sewer treatment plant and water tower have reached capacity and we are looking into a larger sewer plant and water tower to better serve our residents. The Deer Park Village Park is improved, clean and free of weeds. The village has planted new trees and flower beds along Main Street and in the park using as many perennials and native species as possible.

***Transportation***

Deer Park has many modes of transportation available internally including bike trails, sidewalks, and local roads. Snowmobile trails and ATV trails are nearby. A taxi or van service is available for the elderly and anyone with disabilities. We are working with the county and other entities to understand the feasibility of light rail or other types of rail service. We have worked with the county to reroute and make Highway 46 safer.

***Economic Development***

The village has taken a proactive approach to economic development to fill empty buildings, such as the former print shop; to recruit new businesses such as a convenience store, and to retain the businesses currently operating.

***Natural Resources***

Part of our heritage and our name originates from a deer pen. Presently Department of Natural Resources and US Fish and Wildlife lands in and around Deer Park maintain an abundance of deer within and just outside the village limits. We have worked to preserve and beautify the wetlands and other lands located within the village in part to ensure wildlife abundance, but also groundwater quality. The village has figured out new ways to manage stormwater runoff, particularly in the spring.

***Cultural Resources***

Another part of our heritage comes from our historical buildings – the old bank, the old school, the old hotel/house, and the ball park in addition to other historic and older homes. We have kept our traditional July celebration that brings residents together and have incorporated an educational component housed in the library so that all residents can understand and cherish our community.

***Intergovernmental Cooperation***

Deer Park continues to work with the Town of Cylon and St. Croix County on coordinated police services, park and road improvements.

***Land Use and Housing***

The Village of Deer Park kept the small town atmosphere by helping landowners maintain many old buildings, such as historic homes, in addition to maintaining single family and duplex housing on nice size lots. The village has worked with landowners to maintain well kept homes and has created larger lot sizes for new homes. Deer Park has new single family homes on the west and northeast side. Many of these houses are located on larger lots. We have also allowed for more affordable housing on smaller lots. We have a new senior housing complex within the village that accommodates both singles and married couples. We have created a walkable community by adding sidewalks throughout the village.

The village has enhanced the appearance of the area around the former county highway shop and along Main Street so that it is more inviting through the use of trees and flowers. The north and south ends of the village have been updated with new signs.

## TOWN OF EMERALD VISION STATEMENT

### ***We are as green as our name.***

In the Year 2035, the Town of Emerald is a thriving agricultural-based, rural community with abundant natural resources offering prime recreational and small business opportunities supported by renewable energy sources, such as wind and solar. We are maintaining our transportation infrastructure and pursuing public transit options, especially for the elderly.

We are environmentally friendly, using farm “waste” to produce renewable energy. We have policies to protect our groundwater. We have small scattered housing developments that have preserved farmland, woodland and open space for wildlife habitat. We encourage small industry and businesses in our community.

## ***ELEMENT-BASED VISION STATEMENTS***

### ***Utilities & Community Facilities, Intergovernmental Cooperation***

The town has worked with the County, neighboring communities and utility companies on the placement of transmission lines, high speed internet and fiber optics, and on regular road maintenance. The town has worked with neighboring communities and school districts to develop one unified school district.

### ***Transportation & Economic Development***

The Town of Emerald has maintained the railroad right of way and has worked with the County and neighboring communities on a rural transportation system. Small businesses flourish at major highway intersections and where appropriate as home occupations.

### ***Natural Resources***

The Town of Emerald has maintained and increased the amount and types of open space (forests, wetlands, riparian areas, and agriculture) throughout the town for both wildlife habitat and maintaining the integrity of our groundwater. In particular, the town has focused on the Willow River to maintain habitat for water fowl. The town has worked with the County and DNR to access the river for fishing and hunting. The town has worked at creating both on- and off-road routes and trails for multiple uses such as bicycles, snowmobiles and pedestrians.

### ***Cultural Resources***

The town residents also recognize and remember their history and have worked to preserve original barns and farmhouses, the town hall, and other historic building sites.

### ***Land Use, Housing, Agriculture***

The Town of Emerald has maintained tracts of agricultural land for farms while balancing private property rights by allowing small residential lots and where appropriate renewable energy systems, such as wind turbines. The town has passed a resolution in support of the right to farm allowing farmers to spread manure when appropriate and operate farm machinery when necessary. Emerald encourages residential living in clustered developments that share small water and sewer systems.



## UTILITIES AND COMMUNITY FACILITIES

### *EXISTING FACILITY ASSESSMENT*

The Town of Emerald and Village of Deer Park are small rural communities. They do not provide extensive services for residents. What services are provided will be discussed in the following sections.

### *GOVERNMENT FACILITIES & CEMETERIES*

- The Village of Deer Park and Town of Cylon share ownership of the Deer Park Community Center. The Center is used for large public meetings and voting, the fire station is attached.
- The Village Board uses the Deer Park Library meeting room for board and plan commission meetings and the Village Clerk has an office and stores village records there.
- The Village Board has purchased the former county highway shop on South Street West. The property has been combined with land the village owned to create a three-acre site for future expansion of the fire department. This village storage shed site will be leased out until the expansion moves forward.
- The Village of Deer Park and Town of Cylon provide financial support to the Deer Park Library, which serves village residents and surrounding communities.
- The Deer Park Post Office is located in a leased building.
- There are two churches in the village, St. Paul's Evangelical Lutheran and Trinity United Methodist. They jointly own and maintain Calvary Cemetery, which is located in the Town of Cylon.
- The village has one eight-unit, low-income apartment building that is owned by Impact 7 Housing Ltd.
- Emerald has a new town hall, which is located on CTH G in Section 15. It was built in 2007 on approximately four acres. It is used for both town and plan commission meetings and community meetings such as 4-H clubs. There are kitchen and bathroom facilities and a town office with space for the clerk, treasurer and town records. The town shop is attached to the town hall, it has three bays for town maintenance vehicles. There is also a separate salt shed on the site.
- The old town hall at the intersection of CTH G and 240<sup>th</sup> Street in section 16 was originally built in the late 1800's and is now privately owned.
- There is one church in the town, Emerald Methodist, which is in section 13 on the south side of 155<sup>th</sup> Avenue in the unincorporated community of Emerald.
- The Greenwood Cemetery was established on two acres in 1885 by the Greenwood Cemetery Association. It is located in Section 25 at the intersection of CTH D and 140<sup>th</sup> Avenue. It does not have a religious affiliation. The Association continues to maintain the cemetery and added 3.2 additional acres in 2001.
- Please see maps on the following pages for siting of these facilities.

***PARKS & OPEN SPACES***

- The Village of Deer Park has one Village Park. It is about 9-10 acres in size. Facilities at the park include: playground, softball field, basketball and volleyball courts, picnic tables, barbeque grills and parking. There are also two picnic shelters, one open and one enclosed. The enclosed shelter has a stove, refrigerator and freezer and is used for groups. The park also has a deer pen that typically holds 5-6 deer at all times. There are about three acres of open space at the park which was purchased several years ago in anticipation of future development.
- In the village there are designated snowmobile routes which can be used to access the County snowmobile trail system. The County snowmobile route follows the old railroad grade in the south half of the village. The railroad grade is privately owned.
- CTH H through the north end of the village is a designated bicycle route but all the village streets are appropriate for bicycling except STH 46/Main Street. Plans for future designated bike routes are discussed further in the transportation section.
- For active recreation, town residents usually utilize park and recreation facilities in nearby cities or villages, such as Amery. County facilities are also available.
- The Village of Deer Park has U.S. Fish and Wildlife Service land available to citizens for passive outdoor recreation. There is approximately 153 acres within the village limits on the southwest and west sides and an additional 200 acres immediately adjacent to the village to the south and west.
- The Town of Emerald Park is a one-acre park in section 13 in the unincorporated community of Emerald. Facilities include a picnic shelter with tables, grills and electricity; playground; and sand volleyball court.
- The Wisconsin Department of Transportation Wayside is a 5.5 acre site in section 6 located on the east side of STH 63. The site is very scenic with a picnic area and restrooms. It is open only in the summer. If the site is vacated by WisDOT, the town board should consider acquiring it for a town park.
- Pine Lake is a county park with a boat landing, restroom facilities, picnic shelter, tables and grills. It is located just north of Hammond and Baldwin in the Town of Erin Prairie and is very accessible to Emerald residents.
- There are bicycle routes along CTH G and CTH D in the Town of Emerald. They are designated and marked by the St. Croix County Highway Department in conjunction with the town. Future bike routes are discussed in the transportation section.
- The Emerald Valley Western Prairie Habitat Restoration Area is 155.7 acres consisting of grassland, wetland (lake), and hardwood woodlot located in section 9 of the Town of Emerald. Emerald Valley was purchased by the Kinnickinnic Chapter of Pheasants Forever in 2004 as a way to provide wildlife habitat and public recreational land with an emphasis toward ring-necked pheasant management. In 2005 the Kinnickinnic Chapter donated this property to the Wisconsin Department of Natural Resources. Since then, the agricultural ground that was not already in CRP has been converted over to warm season grasses. Much woody vegetation management has also been done to improve the open grassland character of the property. The three dry runs which cross the property may have associated wetland restoration to provide additional wildlife habitat. The site is open to

citizens for passive outdoor recreation including hunting, trapping, hiking, cross-country skiing, wildlife viewing, bird watching, berry picking, etc. The WDNR hopes to expand the site to the northeast as restoration occurs on an existing nonmetallic mining site.

- One site that has been identified for future acquisition as a waterfowl production area is the future Klatt-Lyons Wildlife Preserve in sections 13 and 14. The site could be between 40 and 80 acres and encompasses a very large waterfowl nesting area with wetlands, potholes, wooded land and additional habitat. This area is a backwater to Hutton Creek and is west and north of the unincorporated community of Emerald.
- A second possible site for future public land is located in sections 5, 9, 10 and 11 and includes the headwaters of Hutton Creek and an extremely large wetland complex west of CTH O known as Emerald Lake. This site would include wetland and prairie restoration.
- Additional wetlands in sections 16, 21, 28 and 29 are also possible sites for future waterfowl production and wildlife habitat.
- All town roads in the Town of Emerald are designated all-terrain vehicle (ATV) routes. The speed limit is 40 miles per hour.
- The County snowmobile trail system only crosses Emerald in one location, northeast of CTH D in section 1.
- Please see maps on the following pages for siting of these facilities.

### *TELECOMMUNICATIONS & POWER LINES*

- Xcel Energy provides electrical service to the Village of Deer Park.
- A St. Croix Electric transmission line runs through the village from north to south.
- There is a telephone power substation for Amery Telecom in the village.
- There are no electrical substations or telecommunication towers in the Village of Deer Park.
- An Xcel Energy transmission line runs along 250<sup>th</sup> Street to 160<sup>th</sup> Avenue and then to 140<sup>th</sup> Avenue from north to south through the Town of Emerald.
- There are two electrical substations in Emerald. The Deer Park electrical substation owned by Dairy Land Power Cooperative is located at the junction of 170<sup>th</sup> Street and CTH O in Section 9 of the Town of Emerald.
- An electrical substation is located at the junction of CTH DD and 230<sup>th</sup> Street in Section 32 of the Town of Emerald.
- There are two telecommunication towers in the Town of Emerald, one on 250<sup>th</sup> Street north of CTH G in section 15 and one north of CTH DD and west of 230<sup>th</sup> Street in section 32.
- Please see maps on the following pages for the locations of these facilities.

## SOLID WASTE & RECYCLING FACILITIES

### **Recycling Tonnages – 2005 to 2008** **St. Croix County Responsible Unit Communities**

COMMUNITIES	2005	2006	2007	2008	SERVICES
<b>Towns</b>	<b>TONS</b>	<b>TONS</b>	<b>TONS</b>	<b>TONS</b>	
Baldwin	46.09	49.58	48.62	48.77	Town Drop Off Center
Eau Galle	72.41	77.69	86.78	86.20	Curbside Collection
<b>Emerald</b>	<b>14.56</b>	<b>12.94</b>	<b>13.61</b>	<b>10.93</b>	<b>Town Drop Off Center</b>
Erin Prairie	0.00	21.66	19.43	19.34	Town of Richmond Drop Off Center / Curbside Collection*
Glenwood	30.08	28.22	33.53	30.94	Town Drop Off Center
Hammond	71.22	89.49	171.09	147.18	Drop Off / Curbside Collection
Hudson	983.07	941.73	955.92	931.62	Curbside Collection
Kinnickinnic	88.05	105.91	102.97	99.93	Drop Off / Curbside Collection
Pleasant Valley	41.46	49.29	23.90	49.53	Town Drop Off Center
Richmond	29.54	167.46	178.91	173.67	Drop Off / Curbside Collection
Rush River	22.53	22.26	22.71	25.93	Drop Off / Curbside Collection
St. Joseph	375.75	383.88	380.11	369.63	Town of Richmond Drop Off Center/Curbside Collection*
Somerset	90.30	249.27	249.70	251.08	Drop Off / Curbside Collection
Springfield	12.98	10.84	12.03	11.13	Town Drop Off Center
Stanton	17.80	42.82	45.33	69.34	Drop Off / Curbside Collection
Star Prairie	0.00	174.79	167.05	168.09	City of New Richmond Drop Off Center / Curbside Collection*
Troy	115.11	318.74	364.06	395.50	Drop Off / Curbside Collection
<b>Subtotal</b>	<b>2010.95</b>	<b>2746.57</b>	<b>2875.75</b>	<b>2888.81</b>	
<b>Villages/Cities</b>	<b>TONS</b>	<b>TONS</b>	<b>TONS</b>	<b>TONS</b>	
V. Baldwin	328.98	305.02	295.84	279.62	Curbside Collection
<b>V. Deer Park/T. Cylon</b>	<b>17.82</b>	<b>17.76</b>	<b>17.56</b>	<b>13.60</b>	<b>Village/Town Drop Off Center</b>
V. Hammond	162.87	160.16	168.39	186.76	Curbside Collection
V. North Hudson	491.53	497.31	480.20	480.60	Curbside Collection
V. Somerset	77.40	47.52	48.90	51.57	Curbside Collection
V. Star Prairie	86.87	86.88	86.88	86.88	Curbside Collection
V. Woodville	127.89	104.71	87.45	103.79	Curbside Collection
C. Hudson	1758.33	1907.98	1530.06	3210.40	Curbside Collection
C. New Richmond	455.50	456.56	523.00	715.00	Drop Off / Curbside Collection
<b>Subtotal</b>	<b>3507.19</b>	<b>3583.9</b>	<b>3238.28</b>	<b>5128.22</b>	
<b>St. Croix County</b>	<b>5518.14</b>	<b>6330.47</b>	<b>6114.02</b>	<b>8017.04</b>	<b>N/A</b>

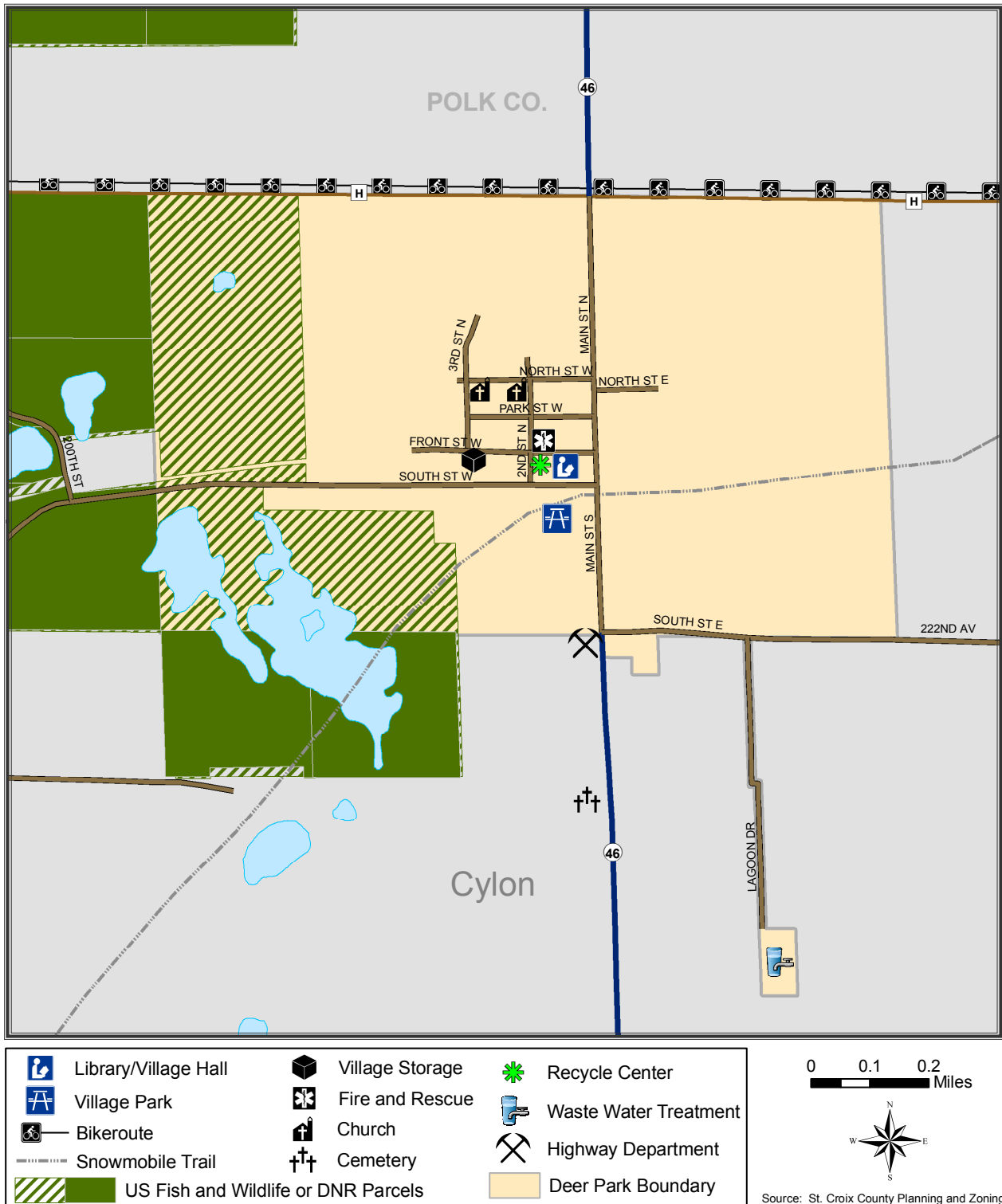
Source: St. Croix County Recycling Note: The Towns of Cady, Cylon, Forest and Warren, Villages of Roberts, Spring Valley and Wilson and Cities of Glenwood and River Falls are not part of the County Responsible Unit. \* Denotes numbers that represent curbside collection totals only.

- There are no active municipal solid waste disposal sites operating in the Town of Emerald, Village of Deer Park or St. Croix County.
- There is a battery drop-off site located in the Baldwin-Woodville area.
- Hazardous wastes are strictly regulated and are usually kept out of ordinary waste disposal facilities.

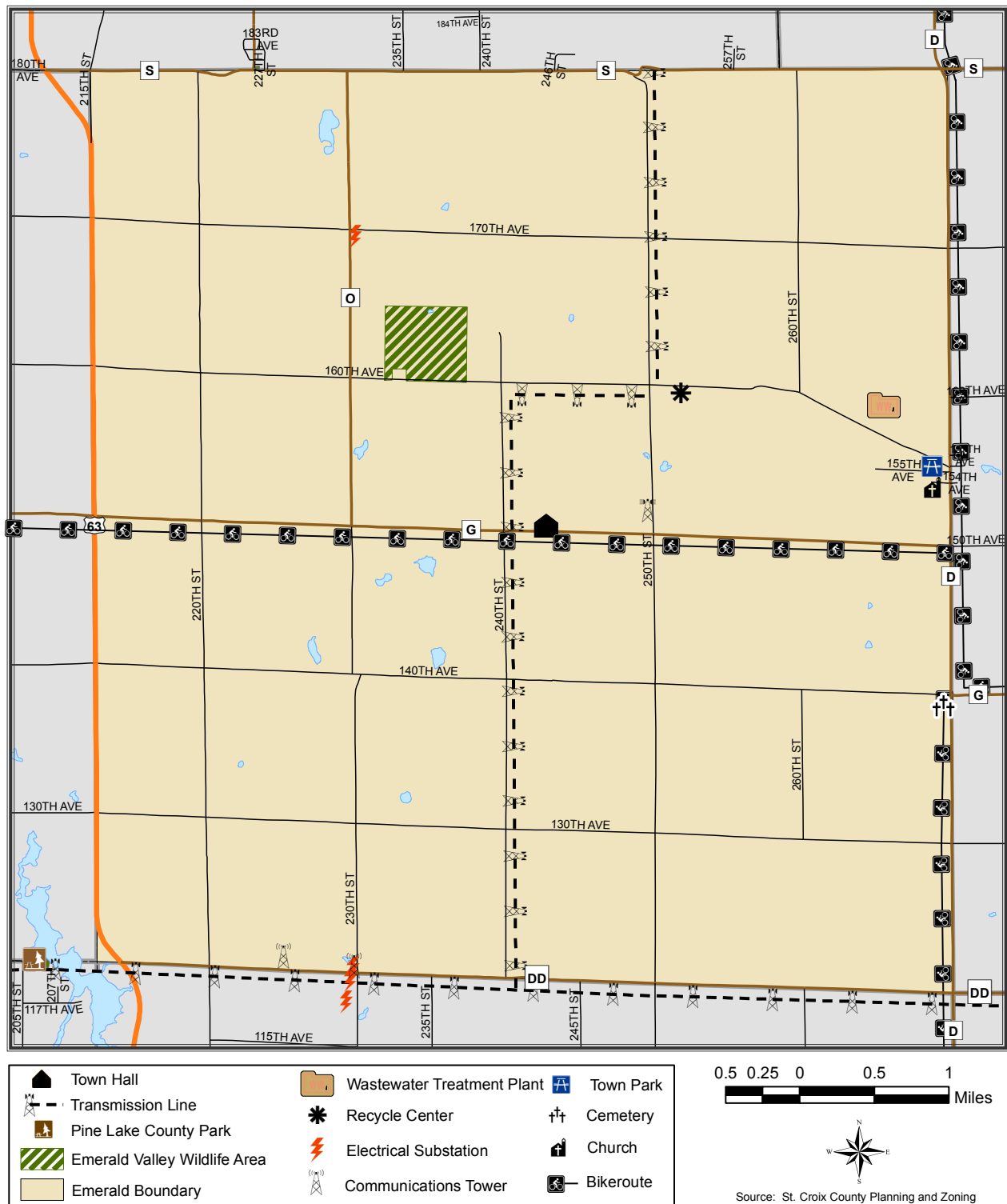
- To reduce the burden on solid waste disposal facilities, the State of Wisconsin has mandated the recycling of a variety of household generated materials. St. Croix County is the Responsible Unit for recycling in 26 county municipalities, including the Town of Emerald and Village of Deer Park.
- St. Croix County assists local municipalities in operating their recycling programs; provides education and information to the public and special interest groups such as apartments and schools; manages, disperses and reports on grant funds; and holds special collections throughout the year for hazardous wastes, tires, appliances, electronics, toner cartridges and cell phones.
- Recycling tonnages have been steadily increasing in St. Croix County overall but there have been fluctuations in specific communities and the types of recyclables due to market conditions.
- Both the Town of Emerald and Village of Deer Park operate drop-off recycling facilities for local residents. The waste materials most frequently recycled are aluminum, mixed paper, tin, steel, glass, plastic, cardboard and newspaper.
- The Village of Deer Park has a contract for curbside residential garbage pick up but it is not mandatory that village residents use the contract service.
- Some residents contract independently for curbside recycling and garbage service.
- The Village of Deer Park recycling drop-off is at the Community Center parking lot next to the Deer Park Library; it is owned and operated in cooperation with the Town of Cylon. Cylon and Deer Park alternate in providing an attendant one Saturday a month.
- Deer Park also offers a spring clean up day for large white goods and waste items such as furniture, scrap metal and wood, tires and appliances. Residents pay a fee for the service.
- There are two former town dumps in sections 13 and 14 in the Town of Emerald. Both were capped off and closed in the late 1980's.
- The Town of Emerald residents and businesses can either contract independently for curbside solid waste disposal and recycling or utilize the town recycling drop-off center and solid waste collection site at the town's former dump site in section 14, 2529 160th Avenue. This four-acre site is approximately two miles west of the unincorporated community of Emerald.
- The Town of Emerald also holds a spring clean up day for large white goods and waste items such as furniture, scrap metal and wood, tires and appliances.
- The Town of Emerald recycling drop-off center and solid waste collection site accepts used oil, paper, plastic, glass, metals and garbage. Residents pay a fixed amount each year with their property taxes whether they use the facility or not. It is open Wednesday evenings and Saturday mornings year-round.
- Please see maps on the following pages for the locations of these facilities.



## Deer Park Utilities and Community Facilities



## Emerald Utilities and Community Facilities



## WASTEWATER TREATMENT

### *Private Onsite Wastewater Treatment Systems – 1990-2008* *St. Croix County*

MUNICIPALITY	EXISTING SYSTEMS	NEW SANITARY SYSTEMS INSTALLED				RATE INCREASE		TOTAL SYSTEMS
Towns	Pre-1960	1960- 1979	1980- 1989	1990- 1999	2000- 2008	90-00	00-08	Thru 12/31/2008
Baldwin	187	62	21	34	60	62%	76%	364
Cady	172	49	11	38	68	245%	79%	338
Cylon	129	61	9	32	25	256%	-22%	256
Eau Galle	181	55	27	61	110	126%	80%	434
<b>Emerald</b>	<b>145</b>	<b>42</b>	<b>13</b>	<b>48</b>	<b>62</b>	<b>269%</b>	<b>29%</b>	<b>310</b>
Erin Prairie	128	43	32	37	23	16%	-38%	263
Forest	156	41	13	9	38	-31%	322%	257
Glenwood	149	67	21	20	56	-5%	180%	313
Hammond	184	52	26	66	405	154%	514%	733
Hudson	370	223	600	816	851	36%	4%	2860
Kinnickinnic	212	68	64	141	129	120%	-9%	614
Pleasant Valley	86	16	12	29	39	142%	34%	182
Richmond	230	97	73	121	615	66%	408%	1136
Rush River	104	18	15	34	27	127%	-21%	198
Somerset	371	159	165	304	486	84%	60%	1485
Springfield	172	64	13	48	75	269%	56%	372
St. Joseph	431	244	248	322	248	30%	-23%	1493
Stanton	278	59	22	39	21	77%	-46%	419
Star Prairie	421	165	163	325	333	99%	2%	1407
Troy	446	203	261	373	465	43%	25%	1748
Warren	149	72	92	120	138	30%	15%	571
<b>Subtotal</b>	<b>4701</b>	<b>1860</b>	<b>1901</b>	<b>3017</b>	<b>4274</b>	<b>59%</b>	<b>42%</b>	<b>15,753</b>
Villages/Cities								
<b>Subtotal</b>	<b>112</b>	<b>87</b>	<b>72</b>	<b>41</b>	<b>66</b>	<b>-43%</b>	<b>61%</b>	<b>378</b>
<b>St. Croix County</b>	<b>4813</b>	<b>1947</b>	<b>1973</b>	<b>3058</b>	<b>4340</b>	<b>55%</b>	<b>42%</b>	<b>16,131</b>

Sources: St. Croix County Planning & Zoning. \*New systems installed is not based on housing units -- includes all uses. Project communities are designated in bold type.

- Waste water in the rural areas of St. Croix is usually treated by private onsite wastewater treatment systems (POWTS) more commonly referred to as septic systems. The State of Wisconsin, through the counties, permits onsite treatment systems. There are many different types of treatment permitted, but the most common are traditional septic tanks with drainfields or modified drainfields called mound systems.
- In 2000 there were 11,791 private onsite treatment systems in St. Croix County, an increase of 35 percent in total number of systems over 1990.
- Through 2008, there were 16,131 private treatment systems in the County. This is an increase of 37 percent in total number of systems over 2000.
- All POWTS are required to be inspected every three years, and most will need to be pumped at that time. Improper use of a septic system could lead to premature failure of the system, expensive repairs and groundwater contamination. St. Croix County reminds residents of the septic system inspection requirement on a three-year rotational basis and requires proof that the system has been inspected.

- The increased number and density of POWTS can lead to nitrates in the groundwater, if these systems are improperly installed or are not maintained.
- The majority of the wastewater treatment needs in the Town of Emerald are met by private onsite treatment of wastewater.
- The total number of sanitary systems in Emerald was over 300 in 2008. This is an increase of about six percent in the total number of systems since 2000. The rate new systems were installed decreased significantly in the 1980's, dropping to only 13 systems. Then it increased dramatically to more normal levels in the 1990's, about 50 systems, and increased slightly since 2000, about 60 systems, or 30 percent. These rates and numbers are very similar to neighboring towns.
- The Glenwood-Emerald Sanitary District #1 offers sewer service to approximately 50-60 residences and businesses in the unincorporated community of Emerald. The district was created in 1969. The town board granted approval for creation of the district but chose not to have a member on the Sanitary District Board. The district has self-taxing authority to operate and maintain the treatment system. The treatment ponds are located along 160<sup>th</sup> Avenue. There is capacity for about 20 additional residences or businesses.
- The Village of Deer Park operates a wastewater treatment facility that serves 133 existing homes within the village limits. There is capacity for an additional 50 homes.
- There are also private onsite wastewater treatment facilities for about 4 properties in the village.

### ***WATER SUPPLY***

- All drinking water needs in both the Town of Emerald and Village of Deer Park are met by private wells that utilize groundwater from the Prairie du Chien aquifer.
- The Town of Emerald has had poor water quality for several decades. Many residents refer to these as isolated incidents of "brown water" in private wells which commonly occur during the spring thaw and after heavy rain events.
- Old unused wells and karst land features such as sinkholes, exposed bedrock, springs and disappearing streams and ponds can act as direct conduits for polluted runoff to enter the groundwater. Agriculture is the major land use in Emerald and most cropland receives applications of animal waste and commercial fertilizers. These applications contribute to groundwater quality problems, as do other land use activities on the surface of the land.
- Past drinking water programs sponsored by the Land & Water Conservation Department and UW-Extension, through volunteer water testing, found unsafe levels of nitrate and bacteria in residential wells.
- As of June 2009, the Wisconsin DNR has established two "special areas of well compensation eligibility" in Emerald. Wells located in those areas were found to contain *Rhodococcus* bacteria, an *ecoli*-positive bacteria. This type of bacteria is indicative of grazing animal waste contamination, which includes waste from livestock.
- Residential well owners within these designated areas may be eligible, depending on income, for a grant to help pay for the cost of a replacement well and for sealing their existing contaminated well.

- Based on the susceptibility of the groundwater supply for the Town of Emerald, the WDNR recommends that all new or replacement wells within the town be cased to a depth below the Prairie du Chien aquifer.
- Microbial-source testing (which determines the specific type of bacteria) is available through the Wisconsin-DNR for those wells that have both obvious odors or smells and tested positive for e-coli bacteria.
- The Village of Deer Park has not identified any water quality problems.
- Landowners should test their drinking water annually or at least every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.
- A report entitled “An Introduction to Groundwater in St. Croix County” completed in May 2006 by the UW-Extension and UW-Stevens Point provides a more complete analysis of St. Croix County’s groundwater. The report looks into a broader range of water quality measurements such as coliform bacteria, arsenic, nitrates, triazine, arsenic, chloride, hardness and pH. The report may be access on St. Croix County’s website, under the Land and Water Conservation Department’s Drinking Water program, [www.sccwi.us/lwcd](http://www.sccwi.us/lwcd) choose Drinking Water Testing.

## EMERGENCY SERVICES

### Emergency Service Headquarters

#### Deer Park – Emerald & Neighboring Communities

MUNICIPALITY	AMBULANCE	FIRE DEPARTMENT	LAW ENFORCEMENT
<b>Emerald</b>	<b>Baldwin, New Richmond &amp; Glenwood City</b>	<b>United Fire &amp; Rescue &amp; Glenwood City</b>	<b>County Sheriff</b>
Baldwin	Baldwin and Woodville	United Fire & Rescue	County Sheriff
Cylon	New Richmond	Deer Park Area	County Sheriff
Erin Prairie	Baldwin and New Richmond	New Richmond & United Fire and Rescue	County Sheriff
Glenwood	Glenwood City	Glenwood City	County Sheriff
<b>V. Deer Park</b>	<b>New Richmond &amp; Deer Park First Responders Unit</b>	<b>Deer Park Area</b>	<b>Village Constable &amp; County Sheriff</b>
V. Star Prairie	New Richmond	New Richmond	Star Prairie PD
V. Wilson	Woodville	United Fire & Rescue	Village Constable & County Sheriff

NOTE: PD - Police Department

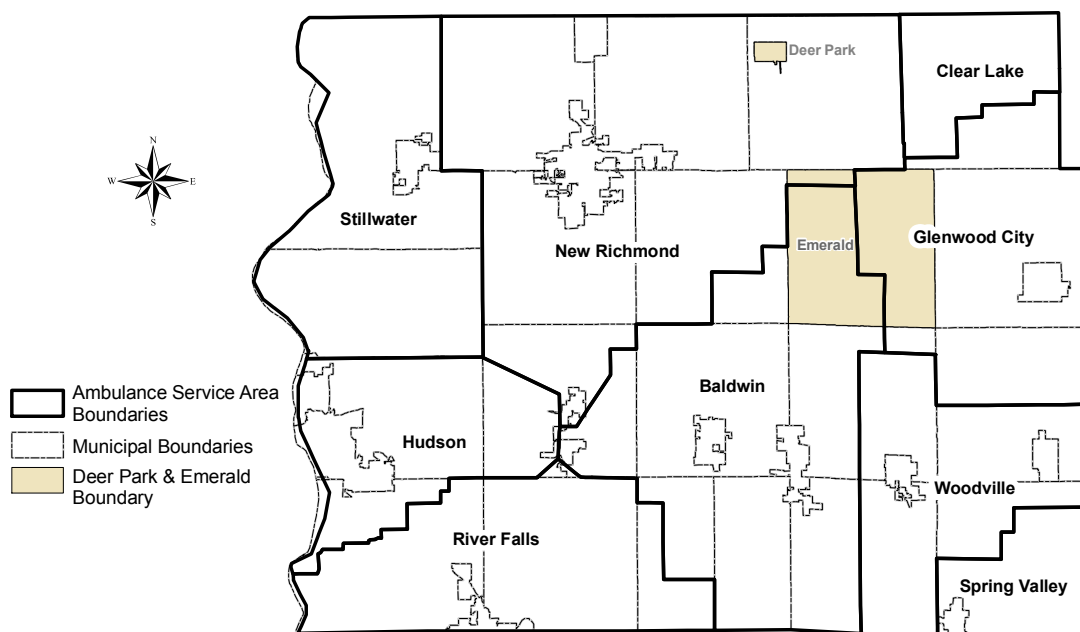
Source: St. Croix County Emergency Response Center

- The Village of Deer Park contracts with the City of New Richmond for ambulance service and receives back up from the Deer Park First Responders Unit, a group of local citizens that are trained and volunteer to be contacted during an emergency.
- The Deer Park Area Fire Department provides and receives mutual aid from neighboring fire departments.
- The village currently provides about 14 percent of the budget to operate the Deer Park Area Fire Department. The Town of Cylon and several neighboring towns provide the rest of the budget. The amount each community contributes is based on assessed improved property values; farmland is exempt.

- Ambulance service areas do not change. Rates are determined by contract negotiation and are subject to change.
- The Town of Emerald is in three ambulance service areas. The town contracts with the City of New Richmond, Village of Baldwin and City of Glenwood City.
- Fire service in the Town of Emerald is provided by United Fire and Rescue out of the Baldwin area and the Glenwood City Fire Department. Both fire departments provide and receive mutual aid from neighboring fire departments.
- The St. Croix County Sheriff's Office has authority in all areas where there is no other active police force.
- The Village of Deer Park constable handles dog licensing and complaints and other nuisance complaints.
- The Town of Emerald does not have a constable but it does require dogs to be licensed. Dog licenses are issued by the town treasurer.

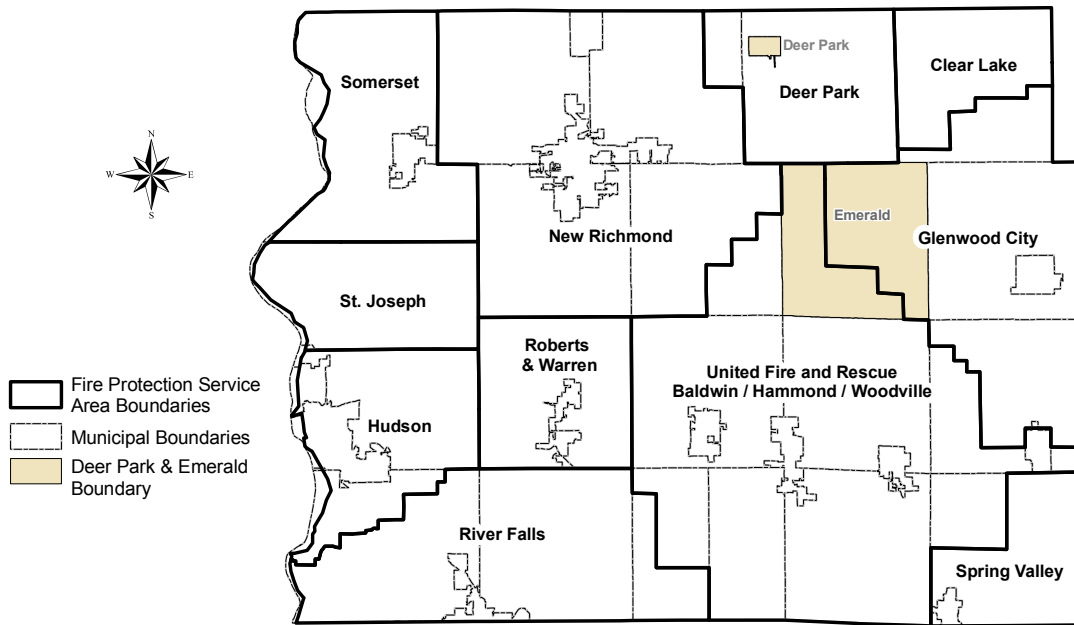
### **Ambulance Service Areas**

#### **St. Croix County - Deer Park & Emerald**



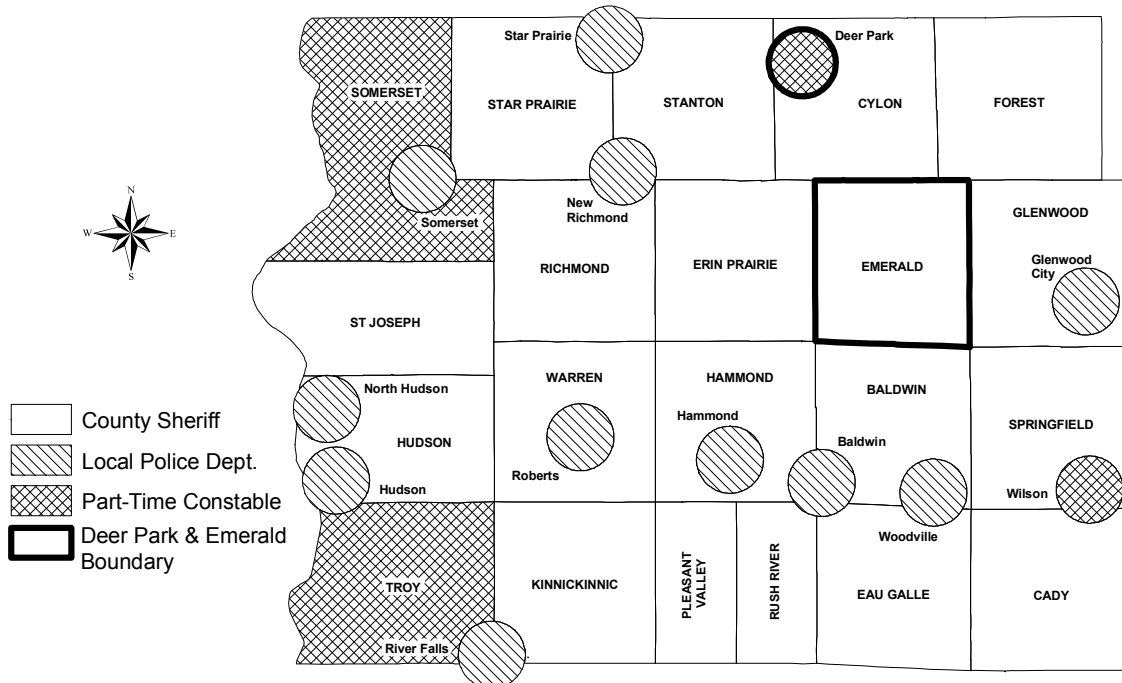
Source: St. Croix County Planning and Zoning / Land Information

## Fire Protection Service Areas St. Croix County - Deer Park & Emerald



Source: St. Croix County Planning and Zoning / Land Information

## Law Enforcement St. Croix County - Deer Park & Emerald



Source: St. Croix County Planning and Zoning

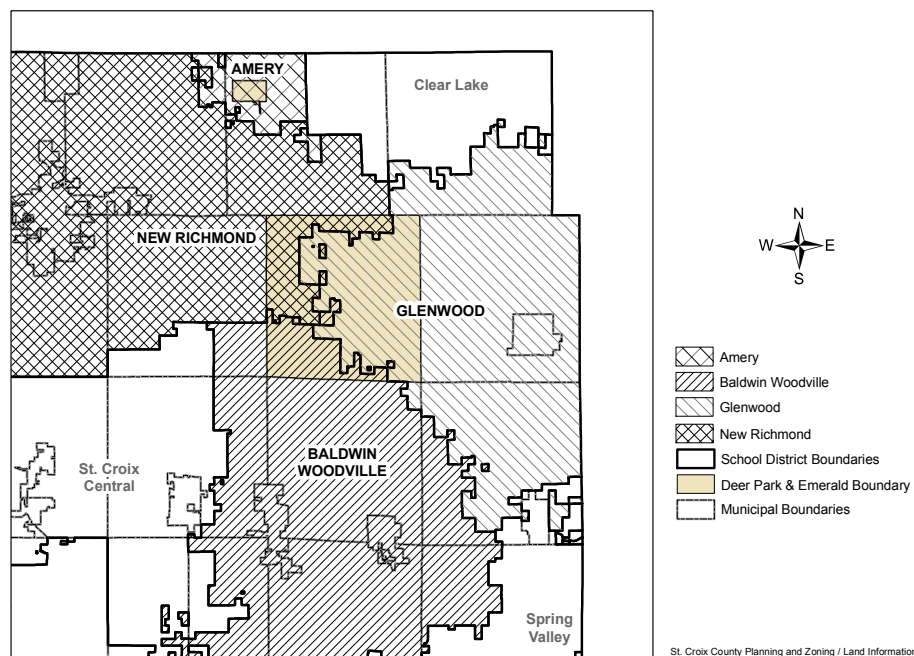


## LIBRARIES

- The Village of Deer Park's residents utilize the Deer Park Public Library. In 2008 village residents accounted for 3,841 circulation items which represents 25.3 percent of the Deer Park library total.
- The Town of Emerald residents utilize the Baldwin, Glenwood City, New Richmond and Woodville libraries.
- In 2008, the Town of Emerald accounted for 2,807 circulation items from the Baldwin library, representing 3.3 percent of the Baldwin library total.
- In 2008, the Town of Emerald accounted for 504 circulation items from the Woodville library, representing 1.8 percent of the Woodville library total.
- In 2008, the Town of Emerald accounted for 1,109 circulation items from the Glenwood City library, representing 3.6 percent of the Glenwood City library total.
- In 2008, the Town of Emerald accounted for 1,938 circulation items from the New Richmond Friday Memorial Library, which represented about 1 percent of the library's total.
- All libraries in St. Croix County are members of the Indianhead Federated Library System and the MORE online library catalog resources.

## SCHOOLS

**Deer Park & Emerald School Districts**



- The Town of Emerald school districts include Baldwin-Woodville, Glenwood City and New Richmond.
- The Village of Deer Park is in the Amery School District.

- The school district map above provides general information regarding school districts. Anyone interested in finding out exactly which school district a property is located in can use the St. Croix County Land Information website: <http://stcroixwi.mapping-online.com/StCroixCoWi/> to find detailed information. Once on the county website, choose "Districts" from the menu in the upper left corner. A menu will load offering choices between different types of districts such as supervisory, school and fire; choose school and uncheck supervisory. Once that loads zoom in on a specific property to determine the school district it is located within.

***School Enrollment -- School Years 1994-95, 1999-00, 2004-05, 2008-09  
St. Croix County School Districts & Private Schools***

SCHOOLS	ENROLLMENT				% CHANGE		
<i>PUBLIC SCHOOL DISTRICTS</i>	1994-95	1999-00	2004-05	2008-09	95 - 00	00 - 05	05-09
<b>Amery</b>	<b>1836</b>	<b>1854</b>	<b>1824</b>	<b>1736</b>	<b>1.0%</b>	<b>-1.6%</b>	<b>-4.8%</b>
<b>Baldwin-Woodville</b>	<b>1289</b>	<b>1281</b>	<b>1457</b>	<b>1554</b>	<b>-0.6%</b>	<b>13.7%</b>	<b>6.7%</b>
Clear Lake	718	705	541	632	-1.8%	-23.3%	16.8%
<b>Glenwood City</b>	<b>842</b>	<b>879</b>	<b>831</b>	<b>712</b>	<b>4.4%</b>	<b>-5.5%</b>	<b>-14.3%</b>
Hudson	3472	3989	4803	5357	14.9%	20.4%	11.5%
<b>New Richmond</b>	<b>2361</b>	<b>2379</b>	<b>2568</b>	<b>2970</b>	<b>0.8%</b>	<b>7.9%</b>	<b>15.7%</b>
Osceola	1499	1729	1759	1885	15.3%	1.7%	7.2%
River Falls	2816	2893	3012	3018	2.7%	4.1%	0.2%
Somerset	965	1115	1455	1602	15.5%	30.5%	10.1%
Spring Valley	768	716	762	749	-6.8%	6.4%	-1.7%
St. Croix Central	1035	1022	1112	1303	-1.3%	8.8%	17.2%
<i>PRIVATE SCHOOLS</i>	1994-95	1999-00	2004-05	2008-09	95 - 00	00 - 05	05-09
<b>Baldwin Christian</b>	<b>28</b>	<b>58</b>	<b>59</b>	<b>61</b>	<b>107.1%</b>	<b>1.7%</b>	<b>3.4%</b>
Croix Valley Christian	22	NA	NA	NA	NA	NA	NA
Dokime	NA	NA	NA	7	NA	NA	NA
Hudson Children's House	70	NA	NA	NA	NA	NA	NA
Peniel Christian School	23	14	11	8	-39.1%	-21.4%	-27.3%
St. Anne's Grade School	106	126	192	153	18.9%	52.4%	-20.3%
St. Mary's	141	141	164	185	0.0%	16.3%	12.8%
St. Patrick's	274	378	398	373	38.0%	5.3%	-6.3%
Trinity Academy	17	127	136	123	647.1%	7.1%	-9.6%

Source: Wisconsin Department of Public Instruction. Project schools are designated in bold type.

- According to the Amery District Office enrollment has been decreasing slightly. Generally the graduating class has more students than the kindergarten, which suggests growth in the secondary levels. This fits somewhat with the older demographics of the population in the Amery School District.
- During the next two years, Amery is expecting enrollment to continue to decline and then stabilize with hopefully a slight upturn in 2012. There is no school expansion or new construction expected.
- The Baldwin Christian School is a pre-school through eighth grade facility. The school has experienced slight increases in enrollment during the past five years and expects that enrollment will continue to remain stable or increase over the next five years. No construction or expansion is planned at this time.
- The Baldwin School District has experienced a steady increase in enrollment over the past 10 years.
- No construction or expansion is planned at this time, yet according to the Baldwin Superintendent, future expansion may be needed as enrollment is expected to increase.

- The Glenwood City School District has experienced a slow steady decline in the past ten years.
- According to the Glenwood City School District Office, preliminary enrollment counts for the 2009-2010 school year have shown a leveling off from their previous decline, yet they anticipate more decline in the future.
- The 2008-2009 school year of Glenwood City had their largest enrollment percentage in the graduating 12th grade class. Preliminary enrollment counts for the 2009-2010 school year show the 11th grade class to be the largest. This is consistent with the declining total enrollment of the district, the higher grade levels with larger enrollment counts graduate, resulting in an overall decline.
- There has not been any recent expansion or building in the Glenwood City School District, and none is expected in the near future.
- The New Richmond School District Administrator's Assistant said enrollment has been increasing in all grades. Generally they see larger graduating classes than Kindergarten classes, with the most growth at the middle school and high school levels.
- New Richmond's projections for the next five years are growth of about 2 percent per year, and continual increases.
- In fall of 2008, New Richmond opened the new Hillside Elementary, which resulted in terminating the previous use of portable classrooms.
- Construction is expected to be complete in fall of 2010 for the New Richmond High School, finishing their planned expansion efforts.

### *HEALTH CARE FACILITIES*

The Town of Emerald and Village of Deer Park do not provide health care services. Health care services are provided by St. Croix County or private entities. Public health care services are provided by St. Croix County Health and Human Services Department and include: alcohol and drug abuse treatment, early childhood intervention, economic support, family and children services, mental health services, nursing home and public health services. Private health care facilities including hospitals, clinics, nursing homes and assisted living facilities are located in the neighboring cities or villages. The town and village do not want to become involved in the provision of health care services.

### *CHILD CARE FACILITIES*

There are no public child care facilities in the Town of Emerald or Village of Deer Park or St. Croix County. Child care services to residents of Deer Park and Emerald are provided by private entities in the town, village and neighboring communities. The town and village do not want to become involved in the provision of child care services.

## EMERALD UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES

**Goal:** Community facilities, services and utilities should focus on preserving the quality of life and satisfying core needs for public safety, health, education, social services, recycling, town facilities and recreation at reasonable cost.

### Objectives:

1. Community facilities, services and utilities should support the town goals and plans for growth management including land use, natural resources and transportation systems.
2. Provide the appropriate level of community services, facilities and practices within the town, while striving for a low tax levy and maintaining the rural character of the town.
3. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development whenever possible.

4. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents.



The town park in the unincorporated community of Emerald serves all residents. Photo by Barbara Nelson.

5. Protect the town's public health, natural environment and groundwater and surface water resources through proper siting and regulation of wells, water utility services, wastewater disposal systems, recycling and other waste disposal in accordance with town, county and state laws and regulations.
6. Establish and maintain open communications with public utilities.
7. Protect the lives, property and rights of all residents through intergovernmental cooperation in providing law enforcement, fire and ambulance services

### Policies:

1. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate in the future.



2. Limit expenditure of public funds and incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with urban development.



Emerald Town Hall and highway maintenance facilities. Recreation facilities may be provided in the future. Photo by Rene' Speer.

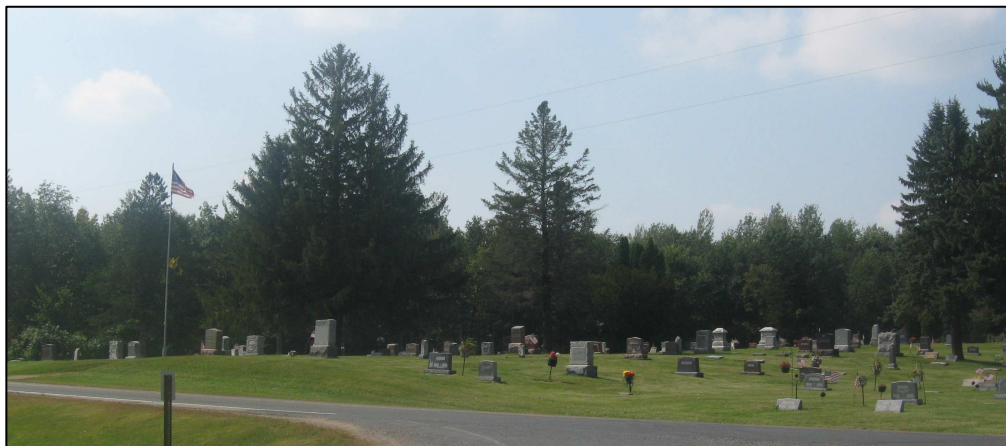
3. Provide services for town residents, including public road maintenance and snow plowing on town roads, emergency services (fire, police, and ambulance), solid waste disposal and recycling.
4. Provide recreation facilities at the town hall if sufficient land is available.
5. If the STH 63 Wayside is vacated by WisDOT pursue acquisition for a town park facility.
6. Continue to work with neighboring communities to provide recreation facilities and opportunities for town residents.
7. Provide support to local volunteer and community organizations through access to the new town hall facilities.
8. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect waterfowl and wildlife habitat in the Town of Emerald through acquisition. Areas such as the future Klatt-Lyon Wildlife Preserve on Hutton Creek, Upper Willow River wetlands, Emerald Lake, Yankee Pond and Carr Creek wetlands and native prairie sites provide surface and groundwater protection, are open to the public for some open space recreation and hunting activities and will improve and expand scenic amenities for town residents.
9. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
10. All new and replacement wells into the Jordan Aquifer shall be cased to a depth that goes below the Prairie du Chien aquifer. Work with Wisconsin Department of Natural Resources to notify well drillers of this requirement.

11. Consider adopting an ordinance to implement town impact fees on new development projects to offset additional expenses to the town for upgrading or expanding town parks, roads, services and facilities.
12. Provide public road maintenance, repair and replacement and snow plowing on town roads.



Town of Emerald recycling center and solid waste collection site at the former Town dump site. Photo by Rene' Speer.

13. Residents will continue to be responsible for contracting for private curbside solid waste and recycling collection and disposal. The town will continue to offer recycling and collection services at the former town dump site.
14. Work with and through St. Croix County (which serves as the town's Responsible Unit to implement the state recycling laws), to expand education, information, special collections and related services for recycling.
15. Contract with the Baldwin, New Richmond and Glenwood City ambulances for ambulance service and the United Fire & Rescue and Glenwood City fire departments for fire service for town residents.
16. Pursue the provision of joint services with neighboring municipalities when it will result in better services and/or cost savings.



The Greenwood Cemetery, established in 1885, is maintained by the Greenwood Cemetery Association. Photo by Rene' Speer.

## ***DEER PARK UTILITIES & COMMUNITY FACILITIES GOALS, OBJECTIVES & POLICIES***

**Goal:** Coordinate community facilities and utility systems planning with land use, transportation and natural resource planning.

**Objectives:**

1. Provide a limited level of public facilities and services within the village to maintain a low tax levy and the rural character of the village.
2. Promote the use of existing public facilities, and managed expansion to those facilities, to serve future development.
3. Support quality and accessible recreational facilities and services for all village residents.
4. Protect the village's public health and natural environment through connection to the village's wastewater treatment system.
5. Continue to utilize and promote shared public service agreements where such agreements provide improved services at lower costs.

**Policies:**

1. Continue to provide only limited public facilities and services for residents.
2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new village services or expansions may be appropriate in the future.
3. Continue to provide support to local volunteer and community organizations through access to the Deer Park Community Center.
4. Continue to support the Deer Park Area Fire Department and First Responders Unit through adequate funding, facilities and equipment.
5. Continue to utilize St. Croix County Sheriff's Office for law enforcement.
6. Continue to offer contractual services for residential waste pickup with option for curbside recycling.
7. Continue to provide a recycling drop-off center for village residents
8. Continue to offer spring white goods, appliance and tire clean up program for village residents.
9. Continue to provide financial support to the Deer Park Library as a resource to residents.
10. Continue to provide public road maintenance, repair and replacement and snow plowing on village streets through contractual services.



The Deer Park Library is very popular with local residents. It also houses the Village Board's office and meeting space. Photo by Carolyn Mertz.



11. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the village.
12. Continue to work with WDNR in monitoring and testing of the wastewater treatment system and individual wells to assure public health and groundwater quality.
13. Continue to work with the Town of Cylon in the provision of joint services when it will result in better services and/or cost savings.
14. Continue to utilize village impact fees for new development projects that place a burden on or require the upgrading of village facilities.



Deer Park's Village Park offers a wide range of facilities including picnic and playground, for local residents to enjoy. Photo by Carolyn Mertz.

## TRANSPORTATION

### *LOCAL & COUNTY TRANSPORTATION SERVICES*

The transportation system of St. Croix County is a major factor in promoting, sustaining and directing the growth and development occurring in the county. It can have intended and unintended consequences on the manner in which a community grows; consequently, it should be addressed through planning. Planning can help manage transportation impacts by guiding and accommodating desired growth. Decisions about transportation improvements can affect land uses and land values. Similarly, economic, housing and land use decisions can increase or modify demands on transportation systems including highways, air, rail, pedestrian, bike and other modes. The Village of Deer Park and Town of Emerald are influenced by the easy access to the transportation system. A trend analysis of this evolving transportation system provides insight into the impacts and future transportation needs of these communities.

### *ROAD SYSTEM*

The local, county and state road system in Emerald and Deer Park are shown on the Transportation System maps on the following pages. In Deer Park the connectivity of the community is impacted by the heavy traffic on STH 46 which divides the village and is also Main Street. Residents are served by CTH H on the north side of the village and South Street West and South Street East on the south side. The village streets lack sidewalks and have limited alternatives around STH 46 to facilitate access to destinations such as the village park, library, senior center, post office and local retailers.

The Town of Emerald is very well connected and served by a consistent grid of town, county and state roads that follow almost every section line. Town residents have easy access to USH 63 and CTHs S, O, D, G and DD. All the town roads in the Town of Emerald are designated all-terrain vehicle (ATV) routes. The speed limit is 40 miles per hour.

Deer Park and Emerald work with the County Highway Department and Wisconsin Department of Transportation (WisDOT) on street and road maintenance and improvements utilizing two state programs for assistance, these are described below. There are also several state and federal programs which offer financial assistance for road improvements and reconstruction, further information is available on the WisDOT website.

- WisDOT has developed two systems to assist local governments in collecting information, monitoring, maintaining, upgrading and replacing local roads and budgeting for those activities. According to the WisDOT website, the Wisconsin Information System for Local Roads (WISLR) is an Internet-accessible system that helps local governments and WisDOT manage local road data to improve decision-making, and to meet state statute requirements. With Geographic Information System technology, WISLR combines local road data with interactive mapping functionality. The result is an innovative system that allows local communities to display their data in a tabular format, on a map, or both. WISLR is a receptacle for local road information, such as width, surface type, surface year, shoulder, curb, road category, functional classification, and pavement condition ratings.
- WISLR can be used with another WisDOT program, the Pavement Surface Evaluation and Rating System (PASER). PASER provides a uniform way of determining and recording the physical condition of pavement. PASER rates paved roadways surfaces on a scale of 1 to

10, and gravel roads on a scale of 1 to 5. A rating of 10 for a paved roadway and a rating of 5 for unpaved roadway are considered new roadways, while a rating of 1 for both will require total reconstruction. Local communities are required to evaluate and report local road pavement conditions every two years to WisDOT using PASER.

- WISLR and PASER can be used together by local communities to develop and budget for planned maintenance and reconstruction schedules for local roads. Both programs are internet accessible and free to local communities.
- The Local Roads Improvement Program (LRIP) was established in 1991 by WisDOT to assist local units of governments in improving seriously deteriorating county highways, town roads, and municipal streets in cities and villages. LRIP is a reimbursement program, which pays up to 50 percent of total eligible costs with local governments providing the balance. Projects must be built to appropriate road standards and adhere to applicable program requirements. There are three subprograms within LRIP, the Town Road Improvement Program (TRIP) to assist towns, the Municipal Street Improvement Program (MSIP) to assist cities and villages, and the County Highway Improvement Program (CHIP).

### *TRUCKING & WATER TRANSPORT*

Trucking transportation services were not dealt with separately in the Town of Emerald or Village of Deer Park, as they are covered by the town, county and state road systems.

There are no passenger or freight water transportation services in the town or village or in St. Croix County. The nearest is the barge traffic on the Mississippi river. Water transportation within the County is primarily recreational in nature (e.g., canoeing, fishing, water-skiing) occurring throughout the County on its many rivers and lakes, with some larger recreational boats and sailboats on Lake St. Croix. Paddlewheel and other riverboat excursions are also available along the St. Croix River for sight-seeing and dinner cruises.

### *AIR TRANSPORTATION*

- St. Croix County has one publicly owned airport located in the City of New Richmond. The New Richmond Regional Airport (NRRRA) opened in 1964. It is the fifth largest in the State of Wisconsin by number of aircraft, with two runways, averaging 122 flights per day. Over 175 aircraft are based in privately-owned hangars. There is a seaplane access with 23 seaplanes in use. There is no scheduled passenger service at this facility; however, there is private charter service available.
- This airport is one of the fastest growing in the Midwest. In 2004 a corporate hangar area was added and in 2005 the hangar area was expanded. In 2007 the airport expanded the runway by 1,500 feet, for a new total of 5,507 feet. Also a lighted taxiway, parallel to the runway was constructed.
- NRRRA is home to 11 aviation-related businesses and several business aircraft. The airport contributes over nine million dollars per year to the New Richmond area economy.
- State statutes allow the City of New Richmond to utilize its zoning ordinance and building code authority to regulate land use, construction standards and structure height in areas within a three-nautical-mile radius from the NRRRA. An ordinance was adopted in April

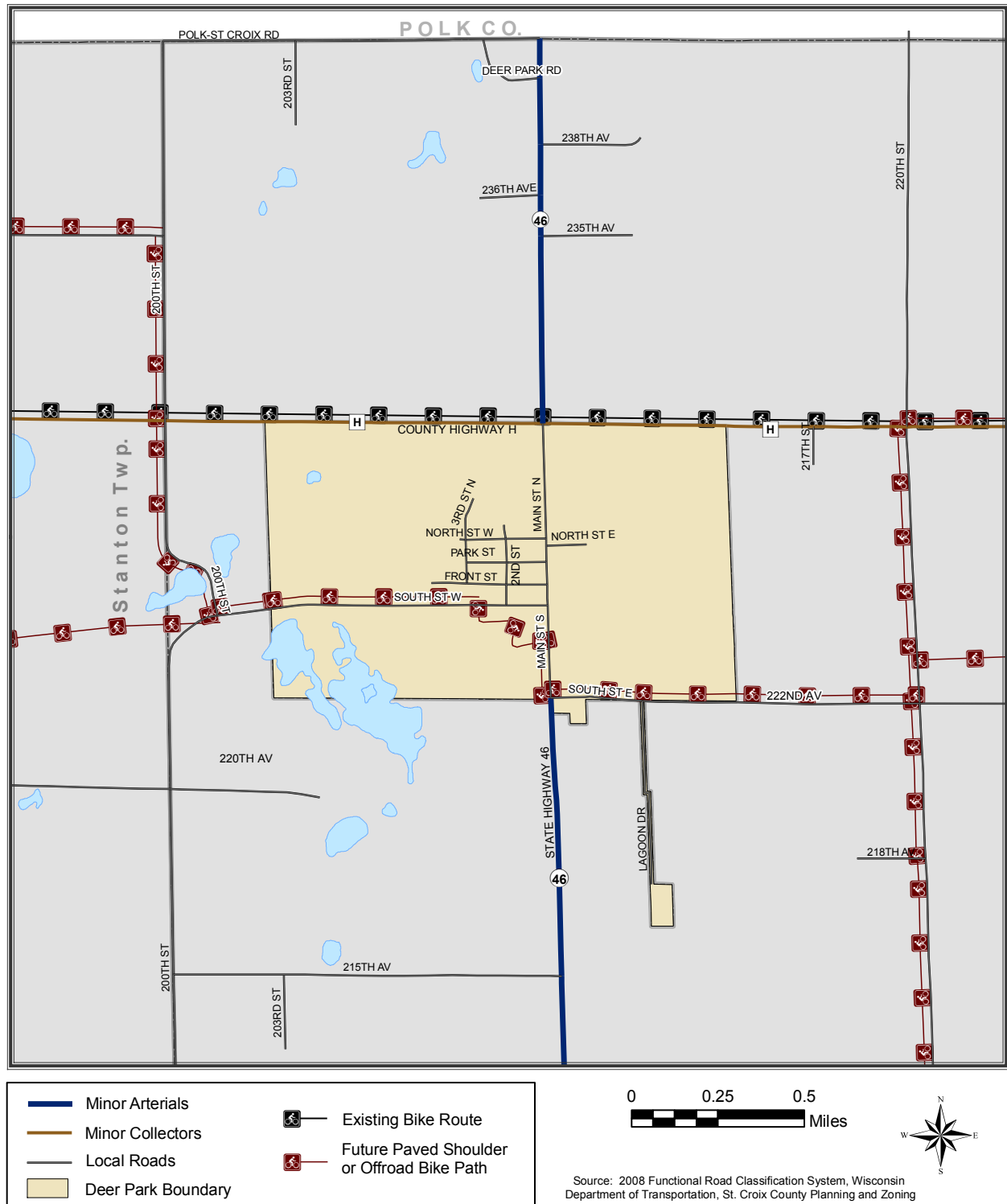
2008. Neither Deer Park nor Emerald are impacted by the regulation of airspace surrounding the airport.

- A number of projects for the New Richmond Regional Airport are included in the WisDOT Airport Improvement Plan 2008-2012. The 2010 through 2012 construction projects include constructing a new building, installing water and sewer mains and constructing a helicopter landing and hangar area.
- The Minneapolis-St. Paul International Airport, which is approximately 25 miles from the west St. Croix County line and 39 miles from the Roberts exit to Interstate 94, provides scheduled commercial air service.
- The Minneapolis-St. Paul International Airport will continue to provide the primary scheduled passenger air service for the Village of Deer Park and Town of Emerald.
- The Amery Municipal Airport is located two miles south of Amery just off STH 46. There are two runways and private hangers. It provides private passenger and transport service.
- There is one privately-owned airstrip in the Town of Emerald.

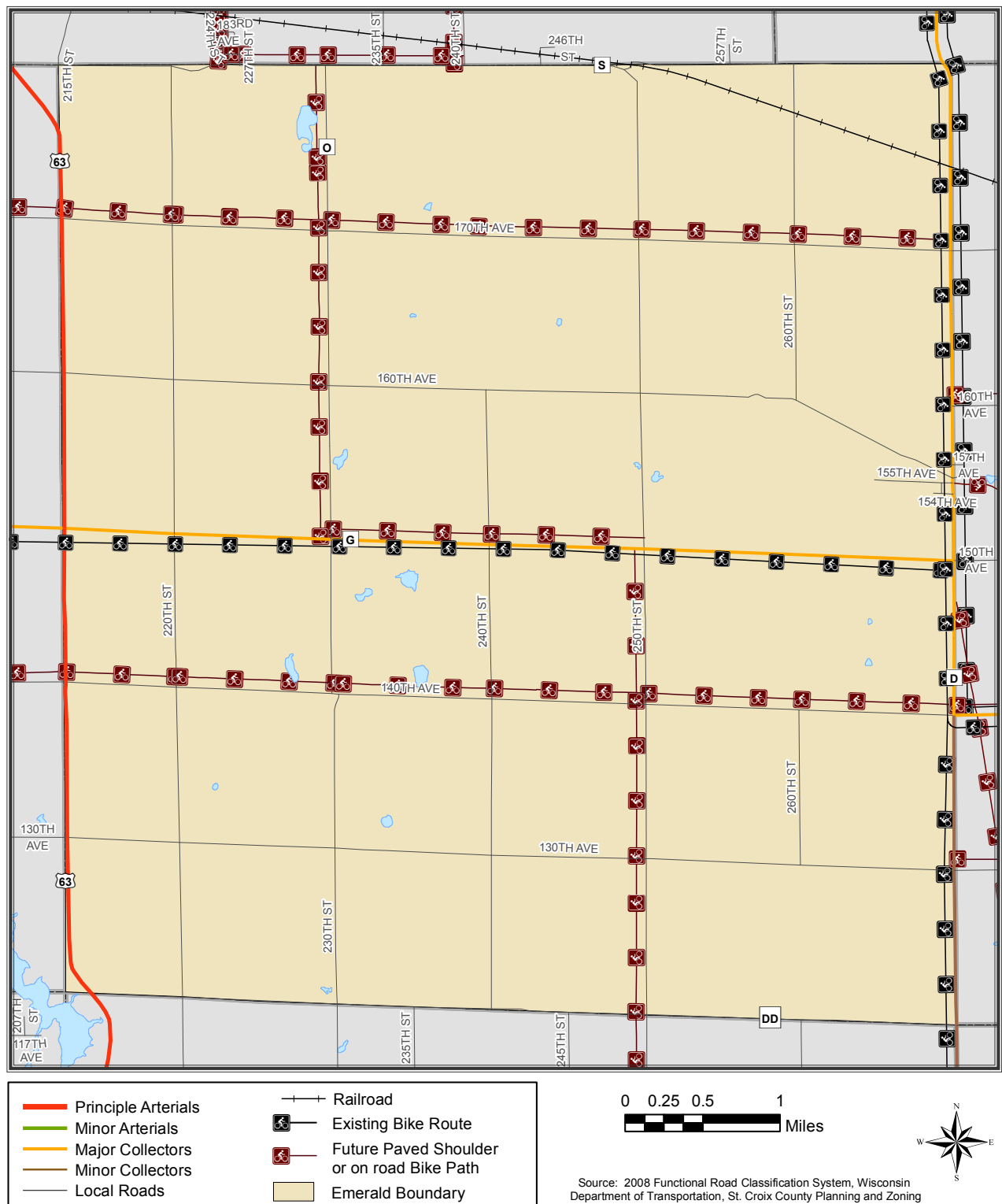
### ***RAIL TRANSPORTATION***

- St. Croix County is served by two railroads with east-west routes, the Union Pacific (UP) and Canadian Pacific (CP).
- The UP Railroad operates the former Chicago-Northwestern (CNW) mainline between Minneapolis-St. Paul and Chicago. This line travels through the towns of Springfield, Baldwin, Hammond, Warren and Hudson and serves the communities of Hudson, Roberts, Baldwin, Hammond, Woodville and Wilson.
- The CP Railroad operates the former Milwaukee Road/Soo Line, a branch line that provides shipper connections in Minnesota and to the east for the communities of Somerset and New Richmond. The CP traverses the towns of Glenwood, Emerald, Cylon, Erin Prairie, Star Prairie, Richmond, Somerset. Utilizing a railroad spur, the train makes one stop in Cylon at the Precision Ag fertilizer plant for freight deliveries on a request basis.
- The Canadian Pacific line goes through the Town of Emerald in Sections 1 and 2. There are no scheduled stops at this time.
- The mainline connections of the UP route between Minneapolis-St. Paul and Chicago will continue to ensure rail service to communities along this route.
- The availability of service provided by the regional CP rail line is dependent upon the level of shipping generated by individual communities along this route and by access to larger rail systems to the west and east.
- No passenger rail service is currently available. However, a group of local governments and business leaders are working together as the West Central Wisconsin Rail Coalition to promote passenger rail service between Minneapolis/St. Paul and Chicago with a route through West Central Wisconsin.

# Deer Park Transportation System



# Emerald Transportation System



***PUBLIC TRANSIT & SPECIALIZED TRANSPORTATION***

- There are several specialized transportation services for the elderly and disabled available in St. Croix County that are supported by public funding and some that are supported through private pay.
- The St. Croix County Aging and Disability Resource Center (ADRC) coordinates several demand-responsive specialized transportation services utilizing their site transportation vans and using volunteers to provide transport.
- There are programs in St. Croix County that provide subsidized transportation services to medical appointments. The Volunteer Medical Transportation program provides door-to-door trips to medical appointments for people age 60 and over. In 2008 there were 520 one-way trips, in 2005 there were 542.
- Interfaith Volunteers of St. Croix County, a private, non-profit organization, collaborates with the ADRC to provide transportation to long-term medical appointments such as dialysis, radiation or chemotherapy, other therapies and long-distance medical appointments. Volunteers also help those over age 60, who want to continue to live in their own homes, to complete daily needs such as grocery shopping. Each month volunteers serve an average of 25 people on 65 one-way trips for about 4,500 miles. Destinations include Amery, Stillwater, Menomonie, Maplewood, St. Paul and local communities.
- The ADRC is participating in a multi-county collaborative effort working with the New Freedom Transportation Program administered by the Center for Independent Living in Western Wisconsin based in Menomonie. The program provides volunteer-based, transportation to people with disabilities of all ages. Forty-eight hour advance notice is required but wheel-chair accessible vans are not available. In 2008, 678 one-way trips were provided.
- The Specialized Van Transportation program provides transportation to people age 60 and older and to those with disabilities or the spouses of either. The general public may ride on a space-available basis. The vans provide transportation to local senior centers/nutrition sites, medical, employment, shopping and social destinations within each community. The vans in four communities are handicapped accessible. Days and times of van service vary by community. Requests for service are made by contacting the senior center in each community that the van is located. Requests must be made 24-48 hours in advance.
- The 2008 total number of one-way trips to nutrition sites/senior centers by the Specialized Van Transportation program was 16,908. This is down from 22,280 in 2005. The decrease is reflective of the changing demographics of seniors. More senior citizens are receiving home-delivered meals than are traveling to nutrition sites due to health concerns. This trend is occurring state-wide. The trips per community nutrition site, break down as shown in the following chart.



***Van Transportation Services to Nutrition Sites -- 2005 & 2008***  
***St. Croix County***

COMMUNITY	FLEET VEHICLE	ONE-WAY TRIPS	
CITIES/VILLAGES	Passengers	2005	2008
Glenwood City	Mini-bus: 14, Mini-van: 4 + 1 wheelchair	2134	2108
Hudson	Bus: 12 + 1 wheelchair	3796	4300
New Richmond	Bus: 12 + 1 wheelchair	9068	3668
Baldwin	Mini-bus: 8 + 1 wheelchair	1774	1564
Deer Park	2 Mini-vans: 7 each	14	283
Hammond/Roberts	Mini-van: 6	450	993
Somerset	Mini-van: 14	2260	1042
Woodville	Mini-van: 7	2784	2950
<b>Total</b>	<b>10</b>	<b>22,280</b>	<b>16,908</b>

Source: St. Croix County Aging and Disability Resource Center

- St. Croix County contributes to the support of two shared ride taxi services that are subsidized by state and federal funding. Both have lift-equipped vans and provide door-to-door service. The River Falls Shared-Ride Taxi Service provides rides within the city limits. It is a combination of public and private pay and is available to elderly and disabled consumers. In 2008, 10,304 one-way trips were given to St. Croix County residents. In 2005 annual, one-way rides were approximately 7,869 in St. Croix County.
- The City of New Richmond sponsors a shared-ride taxi service that operates within and up to 1½ miles outside of the city limits, which includes portions of the towns of Richmond, Erin Prairie, Stanton and Star Prairie. It is available for elderly and disabled consumers through a combination of public and private pay. The service used to travel up to five miles outside the city, but the distance was reduced in 2006 to improve service and manage costs. The taxi service provided the following number of passenger trips: 9,747 in 2004, 11,011 in 2005, 11,327 in 2006, 12,763 in 2007 and 11,835 in 2008.
- Another service available in St. Croix County is the New Richmond Transport Service that provides non-emergency transport between local communities such as Baldwin, Hudson, New Richmond, River Falls, Twin Cities and neighboring counties. The service is for both disabled and nondisabled people to medical and any other trip destinations on a scheduled basis only. This service is available to anyone for private pay and through other funding options, such as Medicaid. The number of trips is limited due to the number of vans and the number of calls in an area.
- The growing elderly population in St. Croix County will continue to place increasing demands on specialized transportation services.
- Other private transit services for specific purposes or populations do exist in the County. St. Croix Industries provides fixed route and special event transportation for their program participants. Hudson Hospital offers demand responsive service to clients within 15 minutes of the hospital. Baldwin Care Center and Park View Home in Woodville also offer transportation for their residents.

## COMMUTER SERVICES

- Metro Transit maintains a database of individuals who work in the region and have expressed a desire to commute to work or events via carpool or vanpool. This commuter database uses a person's home address, work address and work hours to find others who live and work near them and who have similar schedules or interests. Their website is: [www.metrotransit.org/rideshare/](http://www.metrotransit.org/rideshare/).
- Great Rivers Transit is a private subscription bus service that provides a daily bus commuter service to and from Hudson and River Falls park and ride lots to Minneapolis and St. Paul. Great Rivers is designed to be used via their website, [www.greatriverstransit.com](http://www.greatriverstransit.com). Subscribers choose the route they prefer, pay for service online and start riding either daily or occasionally.
- A new intercity bus service began on July 17, 2008, between Minneapolis/St. Paul, Minnesota and Milwaukee, Wisconsin, with intermediate stops in Hudson, Menomonie, Eau Claire, Chippewa Falls, Stanley, Abbotsford, Wausau, Wittenberg, Shawano, Green Bay, Manitowoc, and Sheboygan. The service runs once in each direction daily, and allows for connections with Greyhound Lines from Eau Claire to Tomah and Madison, and from Green Bay to Appleton, Oshkosh, and Fond du Lac. The service is initially being funded by a federal grant through the Supplemental Transportation Rural Assistance Program (STRAP), received by the City of Stanley
- Existing park and ride lots for cars and van pools are located to provide connections for commuter transit to the Minneapolis-St. Paul Metropolitan Area. The continued growth of the St. Croix County commuting work force warrants investigation of whether additional park and ride lots are needed and where they should be located.
- Park and ride lots serving the Town of Emerald and Village of Deer Park are described in the following chart. All lots maintained by the Wisconsin Department of Transportation have security lights and telephones. The City of New Richmond maintains a parking lot east of the airport entrance on STH 65, at the north end of the city. The lot has a security light.

### *Car and Van Pool Lots -- 2009* *St. Croix County*

LOT	# PAVED STALLS
STH 65/Airport (New Richmond)	30
I-94 Carmichael Road Interchange (Hudson)	168
Hanley Road /Old Hwy. 35 (Hudson)	74
STH 35/65 (River Falls)	124
I-94/STH 65 Interchange (Roberts)	48
I-94/USH 63 Interchange (Baldwin)	36
USH 63/STH 64 East Intersection (Cylon 4-Corners)	24
<b>Total</b>	<b>504</b>

Source: Wisconsin Department of Transportation

## COMMUTING PATTERNS

### *Commuting Patterns of St. Croix County Residents – 1990 to 2000 By Place of Work*

PLACE OF WORK	1990	% OF TOTAL	2000	% OF TOTAL	CHANGE 1990-2000
<b>Minnesota Counties:</b>					
Dakota	549	2.17%	1,025	2.99%	476
Hennepin	1,590	6.27%	2,869	8.38%	1,279
Ramsey	4,261	16.81%	5,173	15.11%	912
Washington	3,302	13.03%	5,245	15.32%	1,943
All Others	238	0.94%	649	1.90%	411
<b>Wisconsin Counties</b>					
Dunn	238	0.94%	306	0.89%	68
Pierce	857	3.38%	1,272	3.71%	415
Polk	359	1.42%	658	1.92%	299
All Others	244	0.96%	368	1.07%	124
Other States	103	0.41%	102	0.30%	-1
<b>Subtotal Outgoing Commuters</b>	<b>11,741</b>	<b>46.28%</b>	<b>17,667</b>	<b>51.59%</b>	<b>5,926</b>
<b>St. Croix County</b>	<b>13,606</b>	<b>53.68%</b>	<b>16,579</b>	<b>48.41%</b>	<b>2,973</b>
<b>Total</b>	<b>25,347</b>	<b>100.00%</b>	<b>34,246</b>	<b>100.00%</b>	<b>8,899</b>

Source: 1990, 2000 U.S. Census.

### *Commuters to St. Croix County – 1990 to 2000 By Place of Residence*

PLACE OF RESIDENCE	1990	% OF TOTAL	2000	% OF TOTAL	CHANGE 1990-2000
<b>Minnesota Counties:</b>					
Dakota	75	0.40%	244	0.94%	169
Hennepin	124	0.67%	424	1.63%	300
Ramsey	310	1.66%	524	2.02%	214
Washington	590	3.17%	958	3.68%	368
All Others	179	0.96%	581	2.23%	402
<b>Wisconsin Counties</b>					
Dunn	697	3.74%	1,347	5.18%	650
Pierce	1,836	9.86%	3,154	12.13%	1,318
Polk	842	4.52%	1,542	5.93%	700
All Others	300	1.61%	539	2.07%	239
Other States	68	0.37%	107	0.41%	39
<b>Subtotal Incoming Commuters</b>	<b>5,021</b>	<b>26.96%</b>	<b>9,420</b>	<b>36.23%</b>	<b>4,399</b>
<b>St. Croix County</b>	<b>13,606</b>	<b>73.04%</b>	<b>16,579</b>	<b>63.77%</b>	<b>2,973</b>
<b>Total</b>	<b>18,627</b>	<b>100.0%</b>	<b>25,999</b>	<b>100.0%</b>	<b>7,372</b>

Source: 1990, 2000 U.S. Census

- St. Croix County residents are commuting to jobs outside the county in steadily increasing numbers.
- The number of residents commuting to the Twin Cities Metropolitan Area has increased by slightly over 5,900 residents since 1990.
- In 2000, there were more residents working outside St. Croix County than inside.

- From 1990 to 2000, St. Croix County added over 7,000 new jobs within the county. However, county residents fill less than half of those jobs. Workers from outside St. Croix County fill over 4,000 of those jobs.

***Commuting By Place of Work -- 1990 to 2000***  
***Deer Park – Emerald & Neighboring Communities***

TOWN	YEAR	ST. CROIX COUNTY	% OF TOTAL	OTHER WISCONSIN COUNTIES	% OF TOTAL	WORKED OUTSIDE WISCONSIN	% OF TOTAL	TOTAL
<b>Emerald</b>	<b>1990</b>	<b>237</b>	<b>73.6</b>	<b>24</b>	<b>7.5</b>	<b>61</b>	<b>18.9</b>	<b>322</b>
<b>Emerald</b>	<b>2000</b>	<b>282</b>	<b>72.1</b>	<b>33</b>	<b>8.4</b>	<b>76</b>	<b>19.4</b>	<b>391</b>
Baldwin	1990	390	79.4	18	3.7	83	16.9	491
Baldwin	2000	384	73.7	23	4.4	114	21.9	521
Cylon	1990	210	66.2	41	12.9	66	20.8	317
Cylon	2000	200	61.2	53	16.2	74	22.6	327
Erin Prairie	1990	242	74.2	10	3.1	74	22.7	326
Erin Prairie	2000	242	62.5	14	3.6	131	33.9	387
Glenwood	1990	280	80.9	33	9.5	33	9.5	346
Glenwood	2000	280	74.9	50	13.4	44	11.8	374
<b>V. Deer Park</b>	<b>1990</b>	<b>59</b>	<b>66.3</b>	<b>18</b>	<b>20.2</b>	<b>12</b>	<b>13.5</b>	<b>89</b>
<b>V. Deer Park</b>	<b>2000</b>	<b>65</b>	<b>42.8</b>	<b>52</b>	<b>34.2</b>	<b>35</b>	<b>23.0</b>	<b>152</b>
V. Star Prairie	1990	142	63.4	7	3.1	75	33.5	224
V. Star Prairie	2000	136	49.1	39	14.1	102	36.8	277
V. Wilson	1990	56	62.2	14	15.6	20	22.2	90
V. Wilson	2000	66	59.5	26	23.4	19	17.1	111
<b>St. Croix County</b>	<b>1990</b>	<b>13,606</b>	<b>53.7</b>	<b>1677</b>	<b>6.6</b>	<b>10,043</b>	<b>39.7</b>	<b>25,326</b>
<b>St. Croix County</b>	<b>2000</b>	<b>16,759</b>	<b>48.7</b>	<b>2604</b>	<b>7.6</b>	<b>15,065</b>	<b>43.8</b>	<b>34,428</b>

Source: 1990, 2000 U.S. Census

- From 1990 to 2000, the number of residents commuting to jobs in St. Croix County decreased slightly in the Village of Deer Park and Town of Emerald.
- The number of residents commuting to jobs in St. Croix County is significantly higher for the Town of Emerald than it is for the Village of Deer Park and the county as a whole.
- From 1990 to 2000, the number of residents commuting to jobs in other Wisconsin counties increased for both Emerald and Deer Park.
- In 2000, the number of residents commuting to jobs outside Wisconsin was significantly lower than the County.
- During the 1990-2000 time frame, the number of residents commuting to jobs outside Wisconsin increased in both Deer Park and Emerald.
- The changes from 1990 to 2000 for Deer Park and Emerald are consistent with the county. Yet the percentage of residents who worked outside of Wisconsin is lower than the county's, possibly because of Deer Park and Emerald's locations within the county.

<b><i>BIKEWAY SYSTEM</i></b>
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- The 2006 St. Croix County Outdoor Recreation Plan identifies the existing bicycle route system in St. Croix County.
- In the Town of Emerald the route includes shared roadway along CTHs D and G. The roads are designated and marked by the St. Croix County Highway Department in conjunction with the town board. Please see the Transportation System map above.
- In the Village of Deer Park the route includes some paved shoulder and some shared roadway along County Road H which is designated and marked by the St. Croix County Highway Department in conjunction with the Village Board. Please see the Transportation System map.
- The Outdoor Recreation Plan also recommended that a county-wide trail plan for a multi-jurisdictional trail system be developed to link local, County, state and federal parks, facilities, trails and natural areas with municipalities, school, other trails and connection points and to meet the needs of commuters, recreation and tourism.
- In 1995, the St. Croix County Highway Department developed a bicycle transportation plan that addressed use of the bicycle as a transportation alternative. Bicycle traffic is allowed on most roads in St. Croix County, but some routes are recommended as the most direct routes between locations. These routes are either shared roadways or paved shoulders based on traffic levels, pavement condition and width and shoulder width.
- St. Croix County, working with cities, villages, towns, special interest groups, the County Highway Department and the West Central Wisconsin Regional Planning Commission developed and adopted the St. Croix County Parks and Recreation Bicycle and Pedestrian Plan in March, 2008 to implement the Outdoor Recreation Plan recommendation and update the bicycle transportation plan for the Highway Department.
- The 2008 plan recommended keeping the current bicycle route system and adding 15 miles of gravel roads by paving for shared roadway facilities, 50 miles of shoulder paving and approximately 65 miles of separate bicycle trail facilities.
- The Village of Deer Park participated and supported the County in developing the Bicycle and Pedestrian Plan, including adding additional segments to the bike route system. These recommendations were incorporated into the county-wide plan.
- Based on the 2008 plan, the Town of Emerald may want to encourage the county to provide signed, paved shoulders whenever county roads are upgraded and where existing facilities can accommodate them to improve safety and functionality of routes.
- Recommended bicycle route upgrades are shown on the Transportation map above. Generally the recommended improvements are additional shared roadways, off-road bike paths or paved shoulder with bike route designation. Additional shared roadways don't require any improvements.
- In the Town of Emerald, the recommended future route changes include: paved, signed shoulder on the portion of CTH D from the unincorporated community of Emerald to 140<sup>th</sup> Avenue; designating shared roadway on the remainder of CTH D, all of CTH O and portions of CTHs S and G; and designating shared roadways on 170<sup>th</sup> Avenue and 140<sup>th</sup> Avenue crossing the town and 250<sup>th</sup> Street south from CTH G to CTH DD.

- In the Village of Deer Park, the recommended future route changes include: paved shoulder on 222<sup>nd</sup> Avenue from the edge of the village to Lagoon Drive, shared roadway on the rest of 222<sup>nd</sup> Avenue to STH 46, paved shoulder on STH 46 to the former railroad grade near the village park, off-road bicycle path on the former railroad grade and shared roadway on South Street from the former railroad grade to the village limits. CTH H would continue to be designated a shared roadway.
- The County Bicycle and Pedestrian Plan also recommends developing off-road bike paths on former or existing railroad grades when opportunities occur.

## COUNTY, STATE & REGIONAL TRANSPORTATION PLANNING & SERVICES

### FUNCTIONAL/JURISDICTIONAL STATUS

The functional and jurisdictional status of the roadways in Emerald and Deer Park are shown on the map above. The WisDOT determines arterial and major and minor collector road status.

- Principal arterials include U.S. Highway 63 and nearby State Highway 64.
- Minor arterials include State Highways 46 and 64, east of State Highway 63.
- Major collectors include County Highways G and H and the north 2/3 of CTH D.
- Minor collectors include nearby County Highways E and the south 1/3 of CTH D.
- All other county and town roads have local functional status regardless of which municipality has jurisdictional status.

### AVERAGE DAILY TRAFFIC

Annual Average Daily Traffic counts for federal, state and county roadways within Emerald and Deer Park are shown in the table below. These traffic counts are taken from the Wisconsin Department of Transportation's 2007 Wisconsin Highway Traffic Volume Data, published October 2008. The data was collected from the years 1994, 1997, 2000, 2001 and 2004. In St. Croix County the data is from 2000.

#### AADT By Roadway Segment – 1994 to 2004 Deer Park – Emerald

ROADWAY	AVERAGE DAILY TRAFFIC			
	1994	1997	2000	2004
STH 46, Deer Park	3600	3900	3900	4200
CTH H, Deer Park	NA	230	320	310
STH 63, Emerald	4000	4100	4500	4400
CTH D, Emerald	980	1300	1400	1400
CTH G, Emerald	510	640	750	800
USH 63, Cylon	3300	3200	3200	3400
STH 64, Cylon	3800	4100	4400	4600
STH 46, Cylon	3000	3000	3400	3100

Source: Wisconsin Highway Traffic Volume Data 1994, 1997, 2000 and 2004.

- STH 46 in Deer Park has one of the higher Annual Average Daily Traffic (AADT) counts in the area (4,200), making Deer Park a heavily traveled village.
- STH 63 in Emerald also has a relatively high AADT count of 4,400, which is comparable to other nearby State Highways in the area.
- The most heavily traveled county road in Emerald is CTH D with an AADT count of 1,400 in 2004.
- CTH H, just east of Deer Park has a relatively low AADT count of 310 in 2004. Prior to 1997, traffic was not high enough for AADT counts.



- WisDOT traffic projections for the USH 63 corridor from Baldwin to the St. Croix County line increase approximately 1.7 percent annually.
- Traffic counts for the USH 63 portion between CTH G and CTH S are expected to reach 4,900 to 5,700 in 2012 and 5,700 to 7,100 AADT in 2022 according to the Wisconsin Department of Transportation.
- WisDOT traffic projections for the STH 64 corridor from New Richmond to U.S. 63 North increase approximately 1.5 percent to 1.7 percent annually, according to WisDOT STH 64 Corridor Study prepared by Strand Associates Inc. Traffic is projected to reach 5,300 to 6,600 AADT in 2012 and 6,400 to 7,800 AADT in 2022.

### *REGIONAL TRANSPORTATION SYSTEMS*

All state and regional transportation system plans have been taken into account and evaluated by the Town of Emerald and Village of Deer Park.

### *HIGHWAY INVESTMENTS*

Highway projects that are currently programmed by State and County Highway Departments to address highway improvement needs reflect a substantial investment in the highway infrastructure in St. Croix County and the Village of Deer Park and Town of Emerald.

- Wisconsin Department of Transportation (WisDOT) has spent the last year evaluating and creating a 15 to 20 year improvement and corridor preservation plan for United States Highway (USH) 63 from Interstate 94 to State Trunk Highway (STH) 64. The study scope includes short-term improvements such as passing lanes, and long-term improvements, such as conversion to a four-lane expressway and/or freeway and construction of a new segment of roadway to bypass the Village of Baldwin. Alternative locations for a potential bypass are being evaluated and the WisDOT is working with the Village of Baldwin and Town of Baldwin on alternatives to preserve a bypass corridor, once one is selected.
- WisDOT is investigating potential long-term improvements to the STH 64 corridor from STH 65 to CTH D and for the USH 63 corridor from STH 64 to the Polk County line. The main purpose of the study is to preserve and enhance the regional mobility of the study corridors.
- WisDOT has been working with the Village of Roberts and Town of Warren to identify a preferred route for a possible relocation of STH 65, which would bypass Roberts on its east side. The village and town are considering various methods of corridor preservation.
- Conversion of STH 35/64 to a four-lane expressway was completed fall of 2006 including the Stillwater Bridge approach to Somerset and to New Richmond. WIS 64 is a major east-west travel corridor in St. Croix County. It joins WIS 35 near Somerset to serve interstate, interregional and local traffic between Houlton, Somerset and New Richmond.
- WisDOT resurfaced and made short-term improvements to the STH 64 corridor from New Richmond to USH 63 in 2009. This project included improvements to the STH 64 and CTH T intersection.

- A traffic study will evaluate the need for two more traffic lanes on Interstate 94 from USH12 to STH 65.

The St. Croix County Highway Department's six-year highway improvement program identified about \$9.5 million for countywide highway work to be performed between 2004 and 2010. These projects included widening, minor reconstruction, major reconstruction and simple base improvements. There are no County trunk highway projects identified within Emerald or Deer Park. An update to the six-year plan is underway.

## DEER PARK TRANSPORTATION GOALS, OBJECTIVES & POLICIES

**Goal:** Maintain and further develop a safe, effective and efficient transportation system in the Village of Deer Park in order to meet the needs of residents and businesses while also supporting other comprehensive planning goals, objectives and policies.

### Objectives:

1. Coordinate road improvements based on current and future land uses and land use plans.
2. Village roads serve the needs of the residents and agricultural community in a manner consistent with the rural character of the community.
3. Manage the village road system in a cost-effective manner, utilizing the existing road network to accommodate future development whenever possible.
4. Encourage a variety of safe transportation options.
5. Promote a range of transportation options within the village that accommodates trucks, cars, pedestrians, bikes and all-terrain vehicles, as appropriate, given road type and location. Provide for safe and adequate road capacities and road conditions.

### Policies:

1. Continue to use the Pavement Surface Evaluation Rating (PASER) system and the Wisconsin Information System for Local Roads (WISLR) to inventory, evaluate and plan for roadway improvements in the village.
2. Require new roads serving more than two residences to be built to village road specifications.



Deer Park has many welcoming tree-lined streets that serve the community.  
Photo by Carolyn Mertz.

3. Ensure road connectivity between new and future developments with a future road plan.
4. Require developers to pay the costs associated with new roads or streets and to provide bonds that could be used to pay for repairs from construction damage to existing streets.
5. Integrate future roadway improvements and road maintenance equipment into a capital improvement plan.

6. Maintain an ongoing plan for future roadway improvements and road maintenance. Continue to provide public road maintenance, repair and replacement and snow plowing on village streets through contractual services.
7. Evaluate official mapping as a tool to designate future road rights-of-way to ensure connectivity amongst development and roadways in the village.
8. Stay involved with WisDOT plans for State Highway 46.
9. Consider placing bicycle signage on the designated streets to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.
10. Support the recommended future bicycle route changes in the Village of Deer Park, including: paved shoulder on 222nd Ave. from the east edge of the village to Lagoon Drive, and on the rest of South Street East to STH 46, paved shoulder on STH 46/Main Street to the former railroad grade near the village park, off-road bicycle path on the former railroad grade and shared roadway on South Street West from the former railroad grade to the village limits. CTH H would continue to be designated a shared roadway.
11. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage on the pavement.
12. Promote transportation services for the elderly and those with special needs. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.

## EMERALD TRANSPORTATION GOALS, OBJECTIVES & POLICIES

**Goal:** Emerald's transportation system should provide for the efficient and safe movement of people and goods; serve the planned land use pattern; minimize negative impacts such as congestion, noise and air pollution and meet the needs of multiple users and transportation modes.

### Objectives:

1. Ensure that transportation system improvements are coordinated with land development decisions.
2. Maintain a cost effective level of service.
3. Continue to support agricultural use of the transportation system.
4. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in the Emerald area.
5. Provide for adequate road capacities and road conditions.
6. Consider the development of transportation system improvements for biking, hiking and other transportation modes.
7. Preserve the scenic value along certain roadways to protect and enhance Emerald's rural character.
8. Support and encourage the development of transportation system improvements for biking, hiking, and other transportation modes.

### Policies:

1. Continue to update and implement the Pavement Assessment Surface Evaluation Report (PASER) program to provide for the upgrading and maintenance of town roads.
2. Work, both as a town and with St. Croix County, to properly place and maintain road signs in the town so that these signs are in compliance with the Federal Manual on Uniform Traffic Control Devices.
3. Work with county, state and private landowners in ensuring that road right-of-ways are clear of visual obstacles, particularly at road intersections. Road right-of-ways should be properly mowed and cleared.
4. Encourage bicycle traffic to utilize less traveled town and county roadways.



Rural town roads serve farms and residents and are ATV routes in Emerald. Photo by Rene' Speer.

5. Support the County Bicycle and Pedestrian Plan and the designated future route changes on county and town roads as shown on the Transportation map above; paved, signed shoulder on CTH D from 160<sup>th</sup> Avenue to 140<sup>th</sup> Avenue; shared roadway on the remainder of CTH D, portions of CTHs S and G, all of CTH O, 170<sup>th</sup> Avenue and 140<sup>th</sup> Avenue and 250<sup>th</sup> Street from CTH G to DD.
6. Consider adopting a road and driveway ordinance to establish design and construction standards, prevent new road construction, and prevent safety and drainage issues which may impact existing town roads, improve safety, decrease conflicts with agricultural and commuter traffic and prevent problems with joint driveways:



Rural town roads can be very scenic and are part of the rural character of Emerald. Photo by Barbara Nelson.

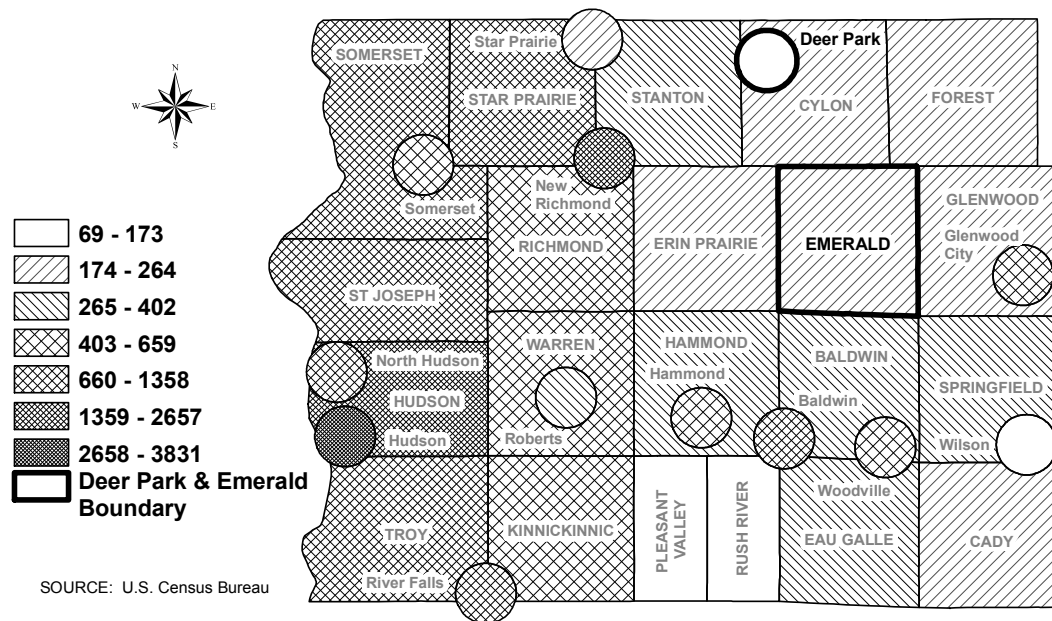
- a. Identify standards for town roads to safely serve multiple functions while retaining rural character.
- b. Protect the visual quality of scenic roadways through site planning, driveway location, landscaping, signage, and other standards.
- c. Prevent the layout of driveways across agricultural land in order to reach non-farm development, unless no other alignment is possible. Place driveways along property lines, fencerows, or existing vegetation wherever possible.
- d. Identify appropriate standards for use of joint or shared driveways.
7. Research and review options to protect scenic roadways through site planning, driveway location, landscaping, signage and other standards.
8. Consider requiring developers to provide bonds to repair damage to town roads caused by construction traffic.
9. Consider adopting an ordinance to implement town-road impact fees for new development projects that overburden or require the upgrading of town roads.
10. Discourage “side of the road” development on State and County highways to prevent congestion and preserve rural character.
11. Continue to communicate and work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers on the U.S. Highway 63 corridor preservation project to limit development and help preserve the highway as a throughway.
12. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.



## HOUSING

### HOUSING SUPPLY

**Total Housing Units - 2000**  
**St. Croix County - Deer Park & Emerald**



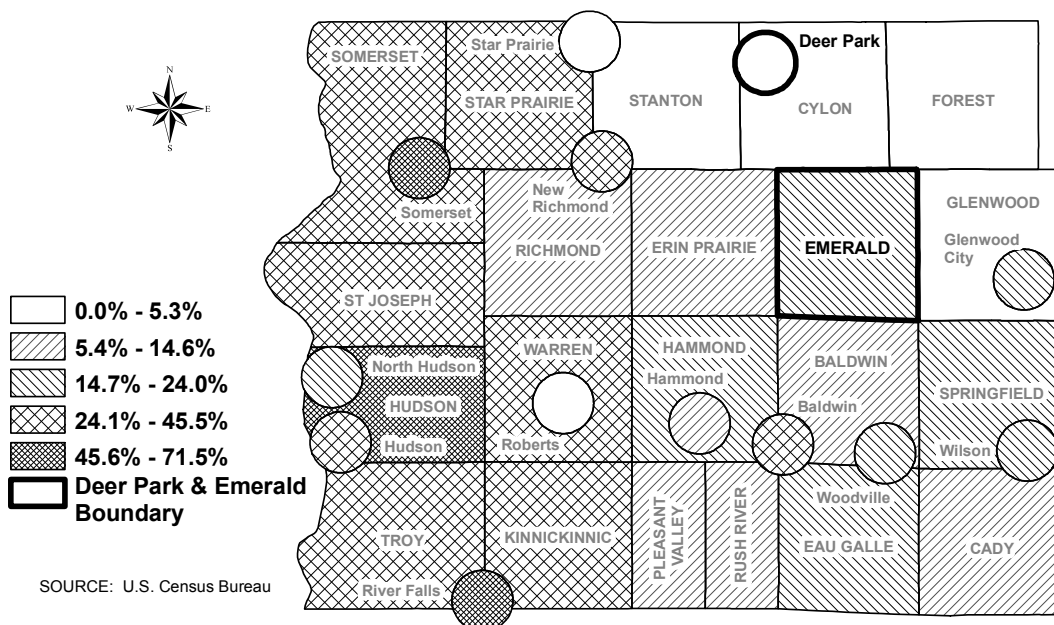
**Total Housing Units -- 1970 to 2000**  
**Deer Park - Emerald & Neighboring Communities**

COMMUNITY	1970	1980	1990	2000	AVG PER YR 1970-2000	PERCENT CHANGE		
						70-80	80-90	90-00
<b>Emerald</b>	<b>163</b>	<b>191</b>	<b>203</b>	<b>244</b>	<b>2.7</b>	<b>17.2%</b>	<b>6.3%</b>	<b>20.2%</b>
Baldwin	250	278	288	315	2.2	11.2%	3.6%	9.4%
Cylon	181	228	227	232	1.7	26.0%	-0.4%	2.2%
Erin Prairie	128	197	208	234	3.5	53.9%	5.6%	12.5%
Glenwood	203	225	239	263	2.0	10.8%	8.6%	10.0%
<b>V. Deer Park</b>	<b>79</b>	<b>90</b>	<b>98</b>	<b>94</b>	<b>0.5</b>	<b>13.9%</b>	<b>8.9%</b>	<b>-4.1%</b>
V. Star Prairie	122	163	201	215	3.1	33.6%	23.3%	7.0%
V. Wilson	57	59	57	69	0.4	3.5%	-3.4%	17.4%
<b>St. Croix</b>	<b>10,376</b>	<b>14,710</b>	<b>18,519</b>	<b>24,265</b>	<b>463.0</b>	<b>41.8%</b>	<b>25.9%</b>	<b>31.0%</b>

Source: U.S. Census Bureau 1970-2000 Summary File 1



**Percent Change in Total Housing Units 1990 to 2000  
St. Croix County - Deer Park & Emerald**



- In St. Croix County the number of housing units increased by 5,746 units from 1990 to 2000, a 31 percent increase.
- From 1970 to 2000 an average of 463 new housing units per year was constructed in St. Croix County.
- The Town of Emerald experienced its greatest housing increase from 1990 to 2000 which is consistent with the housing increases during this decade statewide.
- The Town of Emerald's average rate of new housing units, 2.7 per year, is comparable to the surrounding communities.
- The Village of Deer Park experienced its greatest housing increase from 1970 to 1980 where 11 new housing units were added to the total count.
- During the 1990's Deer Park had an overall loss of total housing units going from 98 total housing units to 94. The decline in housing was felt by the surrounding Town of Cylon in the 1980's and continues to reflect the slower growth of this part of the County.
- Overall the housing unit growth rates of the Deer Park and Emerald area generally reflect changes in the farm population, a decline in large farm families, an increase in farm size, and an aging farming population.

***Housing Unit Types as a Percent of Total Units -- 1990 to 2000***  
***Deer Park – Emerald & Neighboring Communities***

COMMUNITY	YEAR	PERCENT OF TOTAL UNITS		
		SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME
<b>Emerald</b>	<b>1990</b>	<b>94.7%</b>	<b>0.0%</b>	<b>5.3%</b>
<b>Emerald</b>	<b>2000</b>	<b>91.5%</b>	<b>2.4%</b>	<b>6.0%</b>
Baldwin	1990	94.4%	0.3%	5.2%
Baldwin	2000	97.4%	0.0%	2.6%
Cylon	1990	88.5%	0.9%	10.6%
Cylon	2000	94.4%	1.3%	4.3%
Erin Prairie	1990	92.3%	0.0%	7.7%
Erin Prairie	2000	97.1%	0.0%	2.9%
Glenwood	1990	84.9%	2.1%	13.0%
Glenwood	2000	91.1%	3.1%	5.8%
<b>V. Deer Park</b>	<b>1990</b>	<b>88.3%</b>	<b>5.3%</b>	<b>6.4%</b>
<b>V. Deer Park</b>	<b>2000</b>	<b>78.8%</b>	<b>19.2%</b>	<b>1.9%</b>
V. Star Prairie	1990	75.1%	22.4%	2.5%
V. Star Prairie	2000	81.5%	16.9%	1.5%
V. Wilson	1990	86.0%	0.0%	14.0%
V. Wilson	2000	87.9%	6.1%	6.1%
<b>St. Croix County</b>	<b>1990</b>	<b>76.0%</b>	<b>18.0%</b>	<b>6.0%</b>
<b>St. Croix County</b>	<b>2000</b>	<b>76.7%</b>	<b>18.6%</b>	<b>4.7%</b>

Source: U.S. Census Bureau Summary File 3.

- Over 90 percent of Emerald's housing units are single family, which is considerably higher than the county, but not uncommon for a town in this area.
- Emerald saw a small decrease in single-family homes and the additional of a few multi-family homes; the multi-family percentage increased from zero percent to 2.4 percent of the total in 2000.
- Emerald experienced a slight increase in mobile home units, while Deer Park had an overall decrease.
- The Village of Deer Park also experienced a drop in single-family homes and an increase in multi-family homes from 1990 to 2000.
- The Village of Deer Park has percentages much closer to the county average than nearby similar villages.

## HOUSING OCCUPANCY

### *Occupied Housing Unit by Tenure -- 2000* *Deer Park – Emerald & Neighboring Communities*

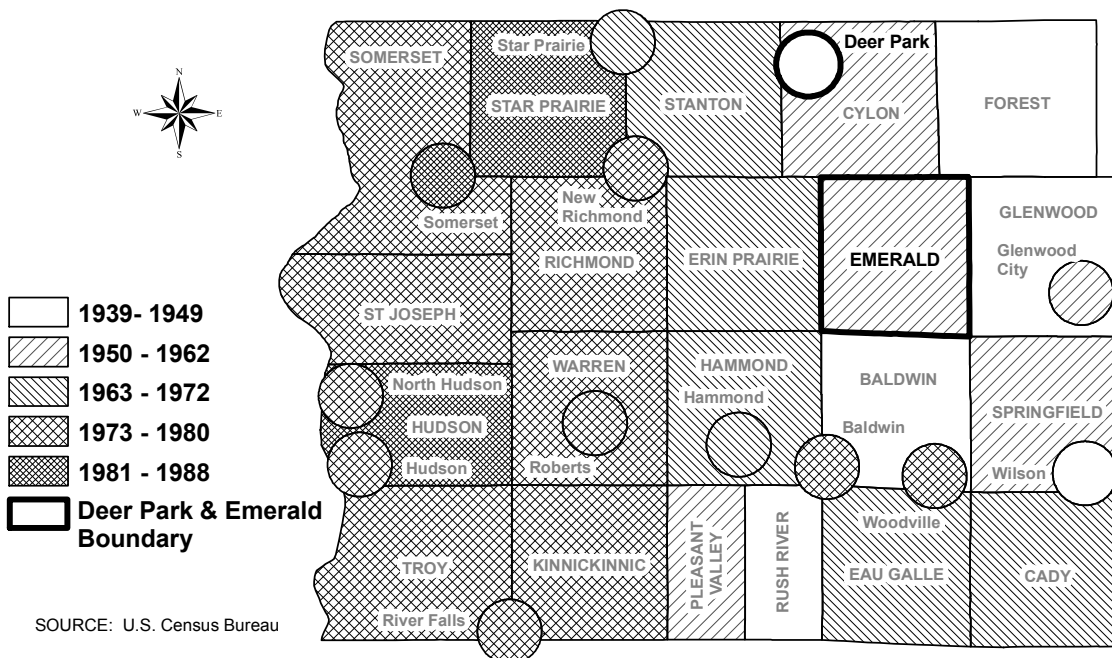
COMMUNITY	OCCUPIED HOUSING UNITS			PERCENT OF TOTAL UNITS		VACANT UNITS
	TOTAL	OWNER	RENTER	OWNER OCCUPIED	RENTER OCCUPIED	
<b>Emerald</b>	<b>236</b>	<b>215</b>	<b>21</b>	<b>91.1%</b>	<b>8.9%</b>	<b>8</b>
Baldwin	307	291	16	94.8%	5.2%	8
Cylon	227	202	25	89.0%	11.0%	5
Erin Prairie	227	193	34	85.0%	15.0%	7
Glenwood	254	221	33	87.0%	13.0%	9
<b>V. Deer Park</b>	<b>91</b>	<b>67</b>	<b>24</b>	<b>73.6%</b>	<b>26.4%</b>	<b>3</b>
V. Star Prairie	212	156	56	73.6%	26.4%	3
V. Wilson	66	59	7	89.4%	10.6%	3
<b>All County Towns</b>	<b>11,017</b>	<b>10,027</b>	<b>990</b>	<b>91.0%</b>	<b>9.0%</b>	<b>426</b>
<b>St. Croix County</b>	<b>23,410</b>	<b>17,881</b>	<b>5,529</b>	<b>76.4%</b>	<b>23.6%</b>	<b>855</b>

Source: U.S. Census Bureau Summary File 1

- The Town of Emerald has a similar percentage of owner and renter occupied units when compared to all the county towns.
- The Village of Deer Park has similar percentages of owner and renter occupied units when compared to St. Croix County as a whole.
- Notable, is Deer Park's exact similarity to the Village of Star Prairie of owner and renter occupied units, an example of a fairly consistent housing split for small villages.
- Both Deer Park and Emerald had a typical number of vacant units when compared to similar neighboring communities.
- Towns have a higher percentage of owner-occupied housing than the county as a whole.

## HOUSING STOCK ASSESSMENT

### Median Year Housing Units Built - 2000 St. Croix County - Deer Park & Emerald



### Percent of Housing Units by Year of Construction -- 2000 Deer Park – Emerald & Neighboring Communities

COMMUNITY	MEDIAN	PERCENT OF TOTAL UNITS				
		PRE 1960	1960-1969	1970-1979	1980-1989	1990-1999
<b>Emerald</b>	<b>1955</b>	<b>50.4%</b>	<b>5.2%</b>	<b>14.5%</b>	<b>10.1%</b>	<b>19.8%</b>
Baldwin	1947	52.6%	10.2%	15.1%	8.6%	13.5%
Cylon	1962	48.5%	7.8%	19.5%	8.6%	15.6%
Erin Prairie	1972	40.8%	5.4%	23.3%	13.8%	16.7%
Glenwood	1943	60.3%	3.5%	12.8%	7.8%	15.6%
<b>V. Deer Park</b>	<b>1945</b>	<b>61.5%</b>	<b>6.7%</b>	<b>8.7%</b>	<b>11.5%</b>	<b>11.5%</b>
V. Star Prairie	1967	44.1%	8.2%	12.3%	17.4%	17.9%
V. Wilson	1949	57.6%	9.1%	6.1%	10.6%	16.7%
<b>St. Croix</b>	<b>1977</b>	<b>28.5%</b>	<b>8.0%</b>	<b>19.8%</b>	<b>16.6%</b>	<b>27.1%</b>

Source: U.S. Census Bureau 1970-2000 Summary File 3

- In 2000, the median construction year for housing units throughout St. Croix County was 1977.
- The median housing age countywide is approximately 10 years more recent than most of the County's towns and villages. The difference is due to the greater amount of new construction in the western half of the county.
- Consistent with the median age, 1945, over 60 percent of the housing in the Village of Deer Park was constructed prior to 1960. Deer Park's housing is generally older than that found in the surrounding communities.

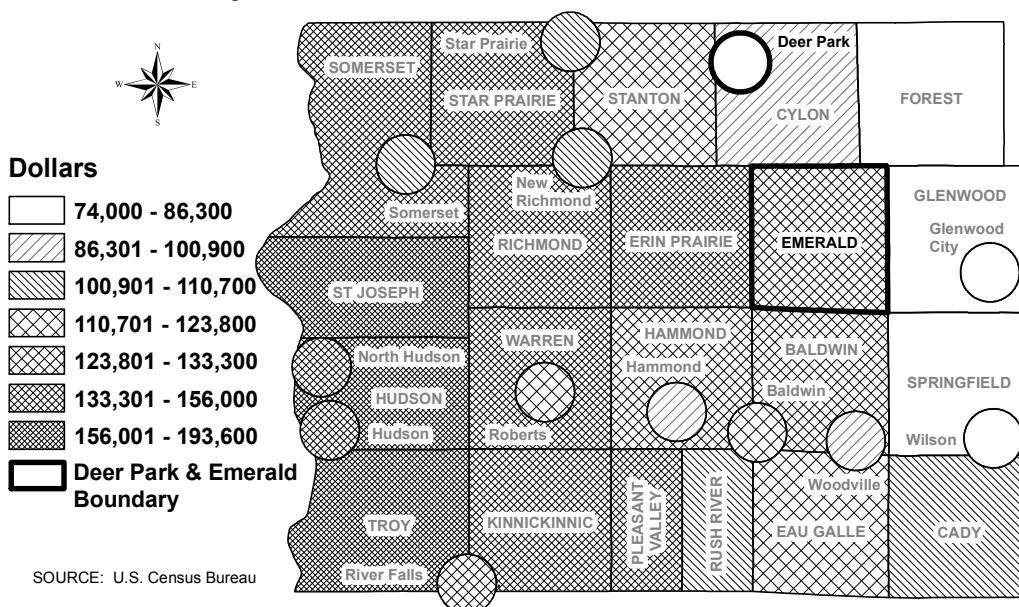
- The majority of Emerald's housing was also constructed prior to 1960; this age category accounts for over 50 percent of the housing stock. The median housing age is 1955.
- Emerald's median age is older than that of towns to the west, but younger than towns to the east and south.
- In both Deer Park and Emerald the majority of homes were built before 1960, which is consistent with the County.
- The 1960's represented the decade with the least amount of housing units built for both Deer Park and Emerald.
- Like many other towns in St. Croix County, Emerald had an increase in housing in the 1990's.
- Deer Park's housing growth was very consistent during the 80's and 90's.

**Housing Value Owner-Occupied Units -- 2000**  
**Deer Park – Emerald & Neighboring Communities**

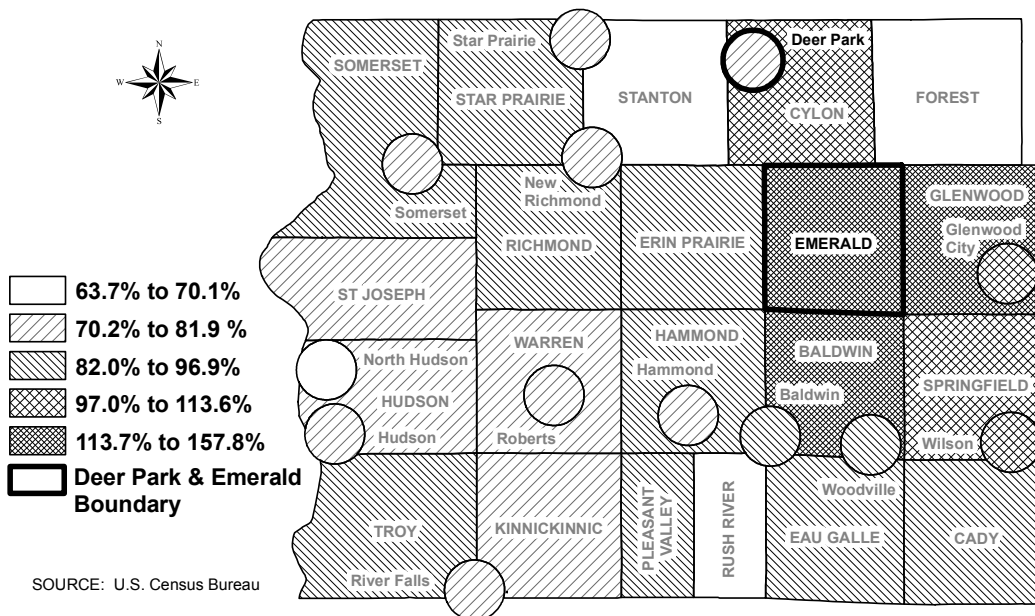
COMMUNITY	PERCENT OF TOTAL UNITS						
	LESS THAN \$50,000	\$50,000 TO \$99,999	\$100,000 TO \$149,999	\$150,000 TO \$199,999	\$200,000 TO \$299,999	\$300,000 TO \$499,999	\$500,000 OR MORE
<b>Emerald</b>	<b>20.3%</b>	<b>18.9%</b>	<b>18.9%</b>	<b>29.7%</b>	<b>12.2%</b>	<b>0.0%</b>	<b>0.0%</b>
Baldwin	3.6%	20.0%	44.5%	23.6%	8.2%	0.0%	0.0%
Cylon	13.4%	35.8%	46.3%	4.5%	0.0%	0.0%	0.0%
Erin Prairie	0.0%	9.7%	43.0%	34.4%	10.8%	2.2%	0.0%
Glenwood	14.9%	48.6%	24.3%	2.7%	9.5%	0.0%	0.0%
<b>V. Deer Park</b>	<b>11.6%</b>	<b>58.0%</b>	<b>30.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
V. Star Prairie	4.2%	40.3%	47.1%	12.6%	0.0%	0.0%	0.0%
V. Wilson	31.8%	40.9%	27.3%	0.0%	0.0%	0.0%	0.0%
<b>St. Croix County</b>	<b>2.0%</b>	<b>19.7%</b>	<b>35.6%</b>	<b>23.8%</b>	<b>14.0%</b>	<b>4.1%</b>	<b>0.7%</b>

Source: U.S. Census Bureau Summary File 3 Specified

**Median Housing Unit Value - 2000**  
**St. Croix County - Deer Park & Emerald**

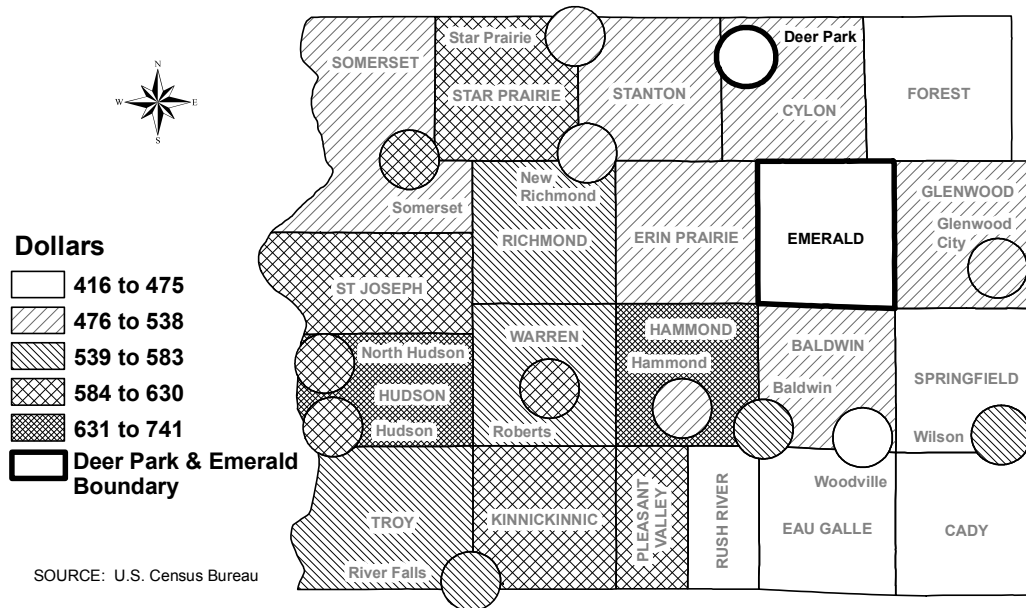


**Percent Change in Median Housing Unit Value - 1990 to 2000**  
**St. Croix County - Deer Park & Emerald**



- The median housing unit value in St. Croix County in 2000 was \$139,500.
- The Town of Emerald is just below the County median value, yet is comparable at \$133,300.
- The Village of Deer Park is below the County median housing unit value and that of neighboring communities.
- From 1990 to 2000, housing unit values changed significantly in the Town of Emerald. Emerald's change in median housing unit value was among the highest in the county with an actual change of over 100 percent as shown in the figure above.
- Deer Park had an increase comparable to other county villages with an over 70 percent change from 1990 to 2000.

**Median Housing Unit Rent - 2000**  
**St. Croix County - Deer Park & Emerald**



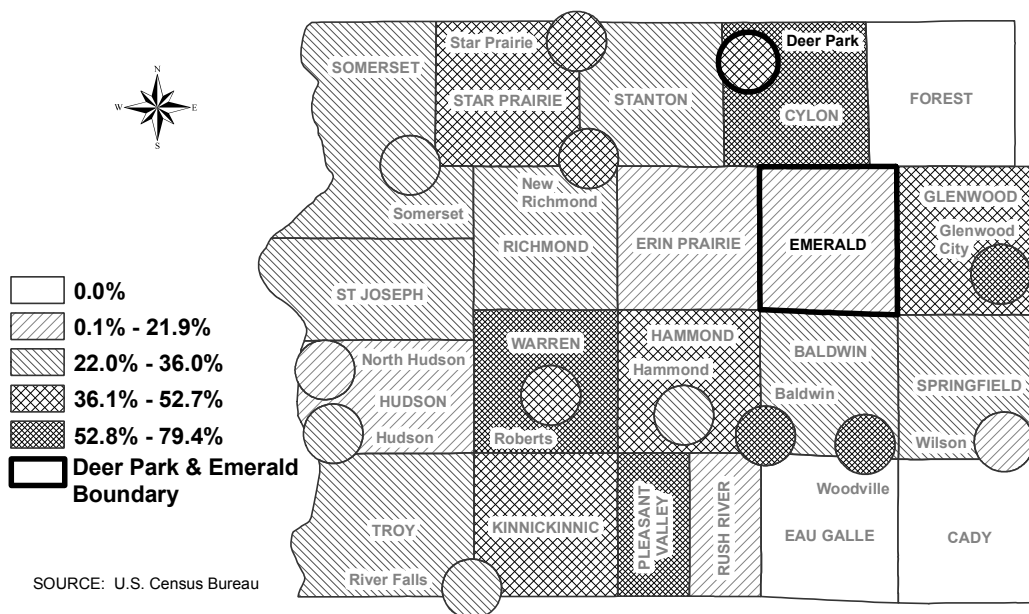
**Gross Rent Costs Per Housing Unit -- 2000**  
**Deer Park – Emerald & Neighboring Communities**

COMMUNITIES	MEDIAN	PERCENT OF TOTAL UNITS					
		<\$200	\$200 TO \$299	\$300 TO \$499	\$500 TO \$749	\$750 TO \$999	\$1,000 OR MORE
<b>Emerald</b>	<b>\$425</b>	<b>30.0%</b>	<b>0.0%</b>	<b>30.0%</b>	<b>40.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Baldwin	\$506	18.2%	0.0%	27.3%	36.4%	0.0%	18.2%
Cylon	\$525	0.0%	16.7%	33.3%	50.0%	0.0%	0.0%
Erin Prairie	\$518	0.0%	0.0%	33.3%	66.7%	0.0%	0.0%
Glenwood	\$529	18.2%	0.0%	0.0%	81.8%	0.0%	0.0%
<b>V. Deer Park</b>	<b>\$458</b>	<b>32.0%</b>	<b>0.0%</b>	<b>28.0%</b>	<b>40.0%</b>	<b>0.0%</b>	<b>0.0%</b>
V. Star Prairie	\$528	7.8%	0.0%	33.3%	52.9%	5.9%	0.0%
V. Wilson	\$550	0.0%	0.0%	50.0%	50.0%	0.0%	0.0%
<b>St. Croix County</b>	<b>\$587</b>	<b>4.8%</b>	<b>7.4%</b>	<b>19.5%</b>	<b>46.2%</b>	<b>16.6%</b>	<b>5.0%</b>

Source: U.S. Census Bureau Summary File 3



***Percent Change in Median Housing Unit Rent - 1990 to 2000***  
***St. Croix County - Deer Park & Emerald***



- The County median housing unit gross rent is \$587, which is higher than Deer Park and Emerald.
- The Village of Deer Park has a lower median housing unit gross rent than similar villages and neighboring towns.
- Both Emerald and Deer Park are among those communities with the lowest median rent in the county.
- The County rental costs generally reflect the proximity to the interstate highway system and the job market. Higher rental costs are generally seen in areas closer to the interstate. Deer Park and Emerald have a greater distance from the major transportation corridor of Interstate 94 which is a partial contributor to their lower rent costs.
- From 1990 to 2000, rental costs increased substantially overall in St. Croix County but varied significantly by community. They increased by over 36 percent in Deer Park but by less than 22 percent in Emerald.
- The resultant rental costs continue to put Deer Park and Emerald among the most affordable communities in the County.

## HOUSING AFFORDABILITY

### **Monthly Ownership Costs as a Percent of Household Income – 1999**

#### **Deer Park – Emerald & Neighboring Communities**

COMMUNITY	PERCENT OF TOTAL IN EACH PERCENTAGE CATEGORY						
	<15%	15.0%- 19.9%	20.0%- 24.9%	25.0%- 29.9 %	30.0%- 34.9%	35.0% OR >	NOT COMPUTED*
<b>Emerald</b>	<b>25.7%</b>	<b>14.9%</b>	<b>13.5%</b>	<b>6.8%</b>	<b>9.5%</b>	<b>29.7%</b>	<b>0.0%</b>
Baldwin	42.7%	20.0%	20.9%	5.5%	3.6%	7.3%	0.0%
Cylon	32.8%	35.8%	6.0%	11.9%	0.0%	13.4%	0.0%
Erin Prairie	37.6%	16.1%	29.0%	4.3%	2.2%	10.8%	0.0%
Glenwood	28.4%	29.7%	14.9%	21.6%	2.7%	2.7%	0.0%
<b>V. Deer Park</b>	<b>55.1%</b>	<b>24.6%</b>	<b>18.8%</b>	<b>1.4%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>
V. Star Prairie	33.6%	21.0%	22.7%	9.2%	5.0%	8.4%	0.0%
V. Wilson	18.2%	27.3%	13.6%	18.2%	0.0%	22.7%	0.0%
<b>All County Towns</b>	<b>32.4%</b>	<b>22.1%</b>	<b>18.3%</b>	<b>9.5%</b>	<b>5.3%</b>	<b>12.4%</b>	<b>0.0%</b>
<b>St. Croix County</b>	<b>33.5%</b>	<b>21.2%</b>	<b>17.1%</b>	<b>10.5%</b>	<b>5.6%</b>	<b>11.9%</b>	<b>0.1%</b>
<b>State of Wis.</b>	<b>36.8%</b>	<b>19.7%</b>	<b>15.5%</b>	<b>9.8%</b>	<b>5.8%</b>	<b>12.0%</b>	<b>0.0%</b>

Source: U.S. Census Bureau Summary File 3 Specified

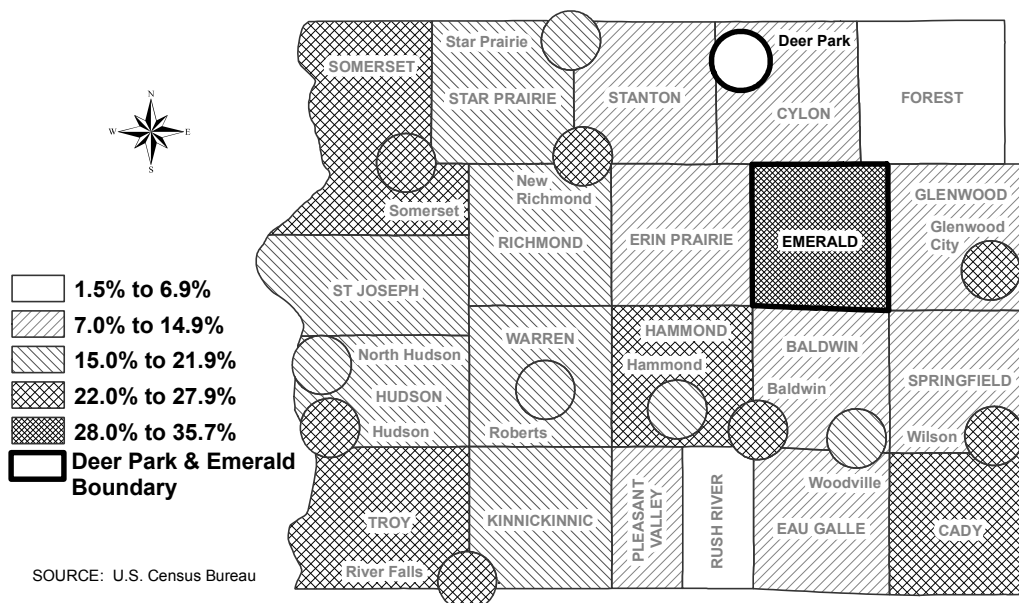
### **Gross Rent as a Percent of Household Income – 1999**

#### **Deer Park – Emerald & Neighboring Communities**

COMMUNITY	PERCENT OF TOTAL IN EACH PERCENTAGE CATEGORY						
	<15%	15.0%- 19.9%	20.0%- 24.9%	25.0%- 29.9 %	30.0%- 34.9%	35.0% OR >	NOT COMPUTED
<b>Emerald</b>	<b>40.0%</b>	<b>0.0%</b>	<b>50.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>10.0%</b>	<b>0.0%</b>
Baldwin	30.8%	38.5%	0.0%	15.4%	0.0%	0.0%	15.4%
Cylon	23.1%	19.2%	15.4%	11.5%	0.0%	0.0%	30.8%
Erin Prairie	43.5%	13.0%	0.0%	8.7%	0.0%	0.0%	34.8%
Glenwood	0.0%	38.5%	0.0%	0.0%	46.2%	0.0%	15.4%
<b>V. Deer Park</b>	<b>29.6%</b>	<b>0.0%</b>	<b>37.0%</b>	<b>14.8%</b>	<b>0.0%</b>	<b>11.1%</b>	<b>7.4%</b>
V. Star Prairie	31.5%	16.7%	9.3%	0.0%	16.7%	20.3%	5.6%
V. Wilson	0.0%	28.6%	0.0%	0.0%	28.6%	0.0%	42.8%
<b>All County Towns</b>	<b>26.4%</b>	<b>15.7%</b>	<b>9.0%</b>	<b>9.3%</b>	<b>5.6%</b>	<b>21.4%</b>	<b>12.6%</b>
<b>St. Croix County</b>	<b>21.7%</b>	<b>16.9%</b>	<b>15.4%</b>	<b>11.2%</b>	<b>6.7%</b>	<b>24.0%</b>	<b>4.2%</b>
<b>State of Wis.</b>	<b>21.1%</b>	<b>16.7%</b>	<b>14.2%</b>	<b>10.6%</b>	<b>6.9%</b>	<b>25.4%</b>	<b>5.2%</b>

Source: U.S. Census Bureau Summary File 3 Specified

**Percent of Total Occupied Households Spending  
30 Percent or More Income on Housing Costs - 1999  
St. Croix County - Deer Park & Emerald**



- Generally, housing costs in the Village of Deer Park are more affordable because less than seven percent of households spend 30 percent or more of their income on a mortgage or rent.
- The low rate of housing costs in the village make it more affordable than just about any other community in St. Croix County.
- Housing costs in the Town of Emerald are less affordable because approximately 30 percent of households must spend 30 percent or more of their monthly income on mortgage or rent. This percentage is higher than the surrounding communities and is the highest in the County.
- Emerald's higher percentage of households spending 30 percent or more on housing costs can be partially attributed to Emerald's median household income. The 2000 census data showed that Emerald had a lower median income when compared to the rest of the county while their median housing unit value increased.
- It is probable that the inverse relationship of Emerald's median household income and median housing unit value resulted in families spending over 30 percent of their income for housing.

## HOUSING PROGRAMS

Several regional, state and federal programs and funding sources are available to assist towns and residents in providing housing maintenance and rehabilitation.

The West Central Wisconsin Community Action Agency, Inc., (West CAP) provides assistance with housing issues in Barron, Chippewa, Dunn, Pepin, Pierce, Polk and St. Croix counties. The agency is located in Glenwood City. West CAP works through two main programs, Families In Transition (FIT) and HomeWorks Community Housing Development (CHD). FIT deals with the problems of families in housing crisis and seeks to stabilize housing situations. HomeWorks CHD deals with the development, construction and management of affordable rental housing.

The following list provides a brief description of the WESTCAP and state and federal programs and funding sources that are available:

- *Families In Transition (FIT):* The Families in Transition program carries out West CAP's strategies to help the persons-- individuals and families -- who are struggling with the effects of the housing crisis. These are people who are at risk of eviction or foreclosure, families experiencing homelessness and families needing assistance to maintain permanent housing. West CAP's goal is housing stability through:
  - *One-time Assistance:* For families and individuals that are faced with eviction or utility shut-off. They may be eligible for a one time assistance grant to help deal with their immediate crisis.
  - *Supportive Housing Services:* For families who encounter homelessness, they may receive longer-term assistance through supportive housing services. A Family Services Specialist works closely with them to develop a stabilization plan that may include long-term rent assistance and help with medical and certain work-related expenses. Each family develops a plan for working with West CAP staff and other resources to achieve their long-term goals.
  - *Housing Choice Vouchers:* Households that are eligible for the Housing Choice Voucher program in their county receive vouchers to pay rent costs. Households are required to pay 30 percent of their income towards rent, and Housing and Urban Development (HUD) pays the rest. Potential participants apply and are put on a waiting list. Eligible names (from the top of the waiting list) are then invited to attend tenant briefings, which provide detailed information about program opportunities and requirements.
  - *Homeowner Assistance Programs:* The Homebuyer Assistance Program helps families and individuals move from renting to homeownership. Program participants receive counseling in budgeting skills, credit repair and restoring credit worthiness, along with information about home financing options and any supportive programs that may be available to them. The program helps participants successfully move through the steps needed to find and purchase their own home.
  - *Foreclosure Prevention:* Counseling is available to homeowners facing possible foreclosure or currently in the foreclosure process.

- *HomeWorks Housing Preservation Program:* The Housing Preservation Program originated as the Weatherization Program in 1974 and has evolved over 35 years to become the whole-house energy conservation, repair and lead hazard reduction program now known as Housing Preservation. It is West CAP's strategy to help families reduce housing costs, maintain their assets and, for elderly homeowners, to maintain residency in their homes. Housing Preservation performs all of the following services:
  - Housing Audits, including depressurization testing, to determine baseline energy performance and identify specific needs;
  - Work orders, specifications and material lists;
  - Installation of energy conservation materials and equipment, including insulation, caulking, windows, furnaces, refrigerators and lighting;
  - Lead-hazard reduction in pre-1978 homes where children are present;
  - Housing rehabilitation for health and safety purposes, including accessibility for persons with disabilities; and
  - Homeowner education.
  - The Housing Preservation program maintains an inventory of frequently used materials. A fleet of trucks is used to transport technicians and materials to work sites.
- *Community Development Block Grant (CDBG):* The CDBG program provides grants to local governments for housing rehabilitation programs that primarily benefit low and moderate-income households. Using CDBG funds, communities may establish rehabilitation loans or grants to assist owner occupants with repairs. In Wisconsin, the Department of Administration's Bureau of Housing administers the CDBG program. Any Wisconsin rural county, city, village or town with a population of less than 50,000 residents is eligible to apply for grant funding. In 2000, the estimated funding amount for the CDBG program was approximately \$7.5 million. The application deadline is typically in September.
- *Home Investment Partnership Program (HOME):* The HOME program tries to expand the supply of affordable housing, especially rental housing, to very-low income and low-income families. In Wisconsin, the Department of Administration's Bureau of Housing administers the HOME program. Grant awards typically find down payment assistance for home buyers, weatherization related repairs, rental rehabilitation, accessibility improvements and rental housing development. In 2000, the estimated funding amount for the HOME program was approximately \$12.5 million. The application deadline is typically in May.
- *Low Income Home Energy Assistance Program (LIHEAP):* This state-administered program provides payments to utility companies or individuals upon billing to help pay for home heating costs in winter. This program is funded by both the state and federal governments, and is only available to individuals below 150 percent of the federal poverty level. Funds are administered through an application process.
- *Property Tax Deferral Loan Program (PTDL):* This State-administered program provides loans to low-and moderate-income elderly homeowners to help pay local property taxes, so that the elderly can afford to stay in their homes. To be eligible, individuals must be at least 65 years old with a spouse that is at least 60 years old, unless one is disabled.

- *Low Income Housing Tax Credit Program:* This program is administered by the Wisconsin Housing and Economic Development Authority (WHEDA). The program encourages affordable housing development by providing private investors with income tax credits when they invest in low-income housing development. Tax credits are allocated to housing projects on a competitive basis. Local government support is an important factor in the award of tax credits.
- *Neighborhood Stabilization Program (NSP):* A type of housing assistance that can be used by homeowners to help with down payments, closing costs, property rehabilitation, home buyer education and post-purchase education expenses. In 2009, NSP funds were awarded to West CAP in the amount of \$2,512,599 to acquire and rehabilitate single family homes and rental units in both Dunn and St. Croix County.
- *Housing Cost Reduction Initiative (HCRI):* This state-administered program provides funding to local public and non-profit agencies throughout Wisconsin to reduce housing costs for low- and moderate –income households. Funds are administered through an application process which is competitive. Eligible activities can include emergency rental aid, down payment assistance, homeless prevention efforts and related housing initiatives. In 2000, the estimated funding amount was approximately \$2.8 million. Applications are typically due in February.
- *Local Housing Organization Grants (LoHOG):* This state-funded and administered program provides grants to local housing organizations to help support staff salaries, administrative costs and operating expenses associated with the provision of affordable housing and housing counseling for low-income households. Funds are administered through an application process. In 2000, the estimated funding amount was approximately \$500,000. Applications are typically due in November.
- *Easy-Close Option Loan Program:* This state-administered program assists low-income households in payment of closing costs to purchase a home. Qualifying households must have a total income of less than \$35,000. A non-competitive application is required for this program.
- *Lease-Purchase Assistance Program:* This state-administered program provides financial assistance to governmental or non-profit agencies to acquire, rehabilitate or construct affordable housing to be initially leased to a low-income family. The ultimate intent of the program is to sell the property to the family within three years. A non-competitive application process is required for this program.
- *Multi-family Mortgage Program:* This state-administered program provides construction and/or permanent financing in the form of below-market interest loans to private nonprofit groups and for-profit entities for the development of multi-family rental units.
- *Section 8 Program:* This federal program provides rent assistance to eligible low-income families based on family size, income and fair market rents. Typically, the tenants' share of the total rent payment does not exceed 30 percent of annual income under this program.

- ***Rural Development Loan Programs.*** This federal program, administered by the USDA, provides a variety of assistance to support the housing needs of rural people. Most involve direct assistance by the USDA, while others work through local partnerships. In order to be eligible for many of these loans, household income must meet certain guidelines and homes must be located in eligible rural areas. Programs include:
  - Farm Labor Housing Loans and Grants
  - Housing Preservation Grants
  - Multi-family Housing Direct Loans
  - Multi-family Housing Guaranteed Loans
  - Repair Loans and Grants
  - Rural Housing Site Loans
  - Self-Help Technical Assistance Grants
  - Single Family Housing Direct Loans
  - Single Family Housing Guaranteed Loans
- ***WDVA Home Loan Program.*** Wisconsin offers veterans a Primary Mortgage Loan (PML) that is different from the USDVA Home Loan Guaranty Program. It may be used for:
  - Purchase or purchase and improvement of a single family home or condominium.
  - Construction of a new single family home.
  - Purchase of certain existing 2 to 4-unit owner occupied residence. (Must be occupied as borrower's principal residence.)
- ***WDVA Home Improvement Loan.*** Another state program allows veterans to borrow up to 90 percent of their home equity for home improvements. The \$25,000 cap has been removed from the program which may be used for additions, garage construction, repairs, and remodeling (i.e., replace a roof, install new windows, a new furnace, or a central air conditioning system) of a veteran's residence.

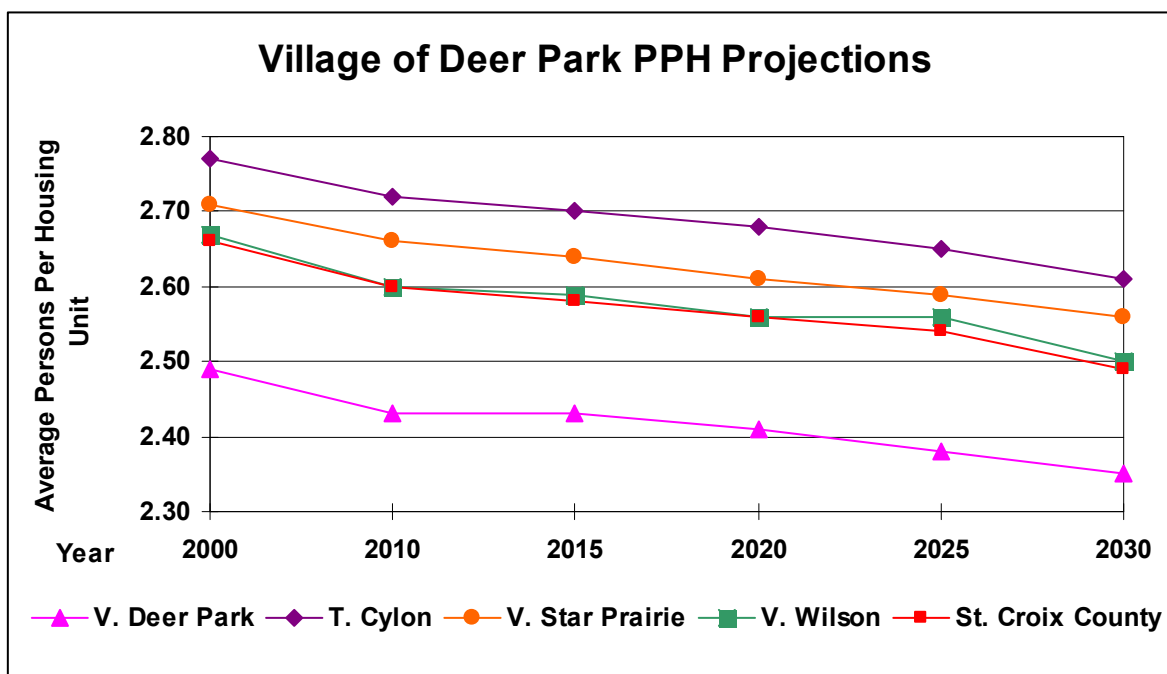
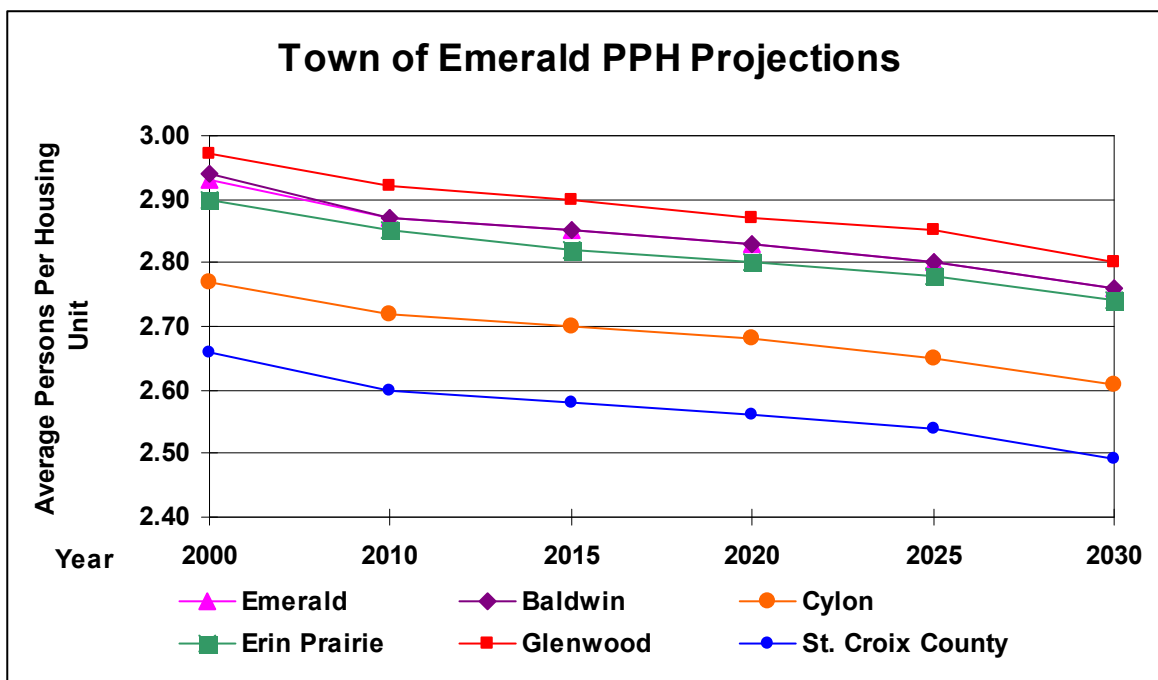


## HOUSING GROWTH PROJECTIONS

### **Persons Per Housing Unit – 2000 to 2030 St. Croix County**

MUNICIPALITY	CENSUS	ESTIMATE	PROJECTIONS				
TOWNS	2000	2005	2010	2015	2020	2025	2030
T Baldwin	2.94	2.93	2.89	2.86	2.83	2.82	2.77
T Cady	2.78	2.77	2.74	2.72	2.68	2.66	2.62
T Cylon	2.77	2.76	2.72	2.70	2.68	2.65	2.61
T Eau Galle	2.87	2.87	2.82	2.80	2.78	2.75	2.70
<b>T Emerald</b>	<b>2.93</b>	<b>2.93</b>	<b>2.87</b>	<b>2.85</b>	<b>2.83</b>	<b>2.80</b>	<b>2.76</b>
T Erin Prairie	2.90	2.88	2.85	2.82	2.80	2.78	2.73
T Forest	2.91	2.89	2.86	2.83	2.81	2.78	2.74
T Glenwood	2.97	2.96	2.92	2.90	2.87	2.85	2.80
T Hammond	3.02	3.00	2.96	2.93	2.91	2.89	2.84
T Hudson	3.17	3.16	3.11	3.09	3.07	3.04	2.99
T Kinnickinnic	2.90	2.89	2.84	2.82	2.80	2.77	2.73
T Pleasant Valley	2.97	2.94	2.89	2.90	2.87	2.85	2.80
T Richmond	2.95	2.94	2.90	2.87	2.85	2.82	2.78
T Rush River	2.91	2.89	2.85	2.84	2.81	2.79	2.74
T St. Joseph	2.86	2.85	2.80	2.78	2.76	2.73	2.69
T Somerset	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Springfield	2.84	2.83	2.78	2.76	2.73	2.72	2.67
T Stanton	2.85	2.84	2.80	2.78	2.75	2.73	2.69
T Star Prairie	2.82	2.81	2.77	2.75	2.73	2.70	2.66
T Troy	2.93	2.92	2.87	2.85	2.83	2.80	2.76
T Warren	3.10	3.09	3.04	3.02	3.00	2.97	2.92
VILLAGES/CITIES	2000	2005	2010	2015	2020	2025	2030
V Baldwin	2.33	2.32	2.28	2.26	2.25	2.23	2.19
<b>V Deer Park</b>	<b>2.49</b>	<b>2.49</b>	<b>2.43</b>	<b>2.43</b>	<b>2.41</b>	<b>2.38</b>	<b>2.35</b>
V Hammond	2.55	2.54	2.50	2.48	2.46	2.44	2.40
V North Hudson	2.63	2.62	2.58	2.56	2.54	2.52	2.48
V Roberts	2.47	2.46	2.43	2.40	2.39	2.37	2.33
V Somerset	2.45	2.44	2.41	2.39	2.36	2.35	2.31
V Star Prairie	2.71	2.70	2.66	2.64	2.61	2.59	2.56
V Spring Valley	2.46	1.50	1.50	1.50	1.00	1.50	1.50
V Wilson	2.67	2.66	2.60	2.59	2.56	2.56	2.50
V Woodville	2.37	2.36	2.33	2.31	2.29	2.27	2.24
C Glenwood City	2.48	2.47	2.43	2.42	2.40	2.37	2.34
C Hudson	2.35	2.34	2.30	2.29	2.27	2.25	2.21
C New Richmond	2.38	2.37	2.34	2.32	2.30	2.28	2.24
C River Falls	2.44	2.20	2.17	2.15	2.13	2.12	2.08
<b>St. Croix County</b>	<b>2.66</b>	<b>2.64</b>	<b>2.60</b>	<b>2.58</b>	<b>2.56</b>	<b>2.54</b>	<b>2.49</b>

Source: Wisconsin Department of Administration - 2008  
Project communities are designated in bold type.



- The number of persons per housing unit has been declining since the 1980s. That trend is expected to continue and is reflected in the declining rates for Emerald and Deer Park and the surrounding municipalities.
- The decline is a result of smaller families with fewer children, more households with no children, more single households, and elderly people living longer and remaining in their own homes longer.
- Emerald's persons per housing unit rate is very close to the surrounding towns, except Cylon. It is significantly higher than the County's which includes a greater number of

multi-family, rental and elderly housing options. It also reflects the strong farming background with traditionally larger families.

- Deer Park's persons per housing unit rate is significantly lower than the surrounding municipalities, similar sized villages and St. Croix County's. This may be due to the growing elderly population in the village and the decline in families with children.
- As population per housing unit continues to decline the town and village should evaluate its affect on provision of services such as road maintenance, school busing, access to health services, services for the elderly, etc.

### ***Housing Growth Estimates – 2000 to 2009***

#### ***St. Croix County Towns***

MUNICIPALITY	CENSUS	WDOA EST.	ST. CROIX COUNTY ESTIMATED ADDITIONAL UNITS				
	2000	2005	01-04	05-09	01-09	TOTAL 00-09	15-YR AVG
Baldwin	307	327	37	27	64	371	6
Cady	255	283	41	28	69	324	7
Cylon	227	243	19	12	31	258	4
Eau Galle	307	347	66	47	113	420	11
<b>Emerald</b>	<b>236</b>	<b>267</b>	<b>36</b>	<b>15</b>	<b>51</b>	<b>287</b>	<b>7</b>
Erin Prairie	227	233	9	9	18	245	3
Forest	203	217	25	15	40	243	3
Glenwood	254	289	32	12	44	298	5
Hammond	314	507	287	110	397	711	29
Hudson	1,925	2,349	519	211	730	2655	88
Kinnickinnic	483	564	91	41	132	615	15
Pleasant Valley	145	163	16	17	33	178	4
Richmond	524	827	400	220	620	1144	45
Rush River	171	182	19	9	28	199	4
St. Joseph	1,193	1,295	131	90	221	1414	28
Somerset	927	1,145	335	119	454	1381	46
Springfield	285	324	40	22	62	347	8
Stanton	352	357	10	8	18	370	3
Star Prairie	1,006	1,205	225	75	300	1306	37
Troy	1,250	1,503	277	159	436	1686	47
Warren	426	499	75	41	116	542	14
<b>St. Croix County Towns</b>	<b>11,017</b>	<b>13,126</b>	<b>2690</b>	<b>1287</b>	<b>3977</b>	<b>14,994</b>	<b>413</b>

Source: U.S. Census Bureau 2000, WDOA 2008 and St. Croix County Planning & Zoning Department

- Additional information and indications of the rural housing growth since 2000 is available by looking at address numbers issued by the Planning and Zoning Department between 2000 and 2009. Data has been tracked since 1994, with the Town of Emerald averaging seven addresses issued each year. The vast majority of these addresses were for residential dwelling units but some were for agricultural, commercial, institutional or related uses.
- Development in Emerald increased somewhat the first half of the 2000 decade with just under 20 new units in 2001. Then the numbers dropped to around six units per year from 2002 to 2006.

- The second half of the decade was much slower as the economy spiraled downward and the new development activity decreased dramatically. Since 2006, the number of new units decreased to less than five per year.
- The recent downward trend throughout the County reflects the slowing of the housing and development markets and the nationwide economic recession.

### ***Household Projections Numeric Growth -- 2000 to 2030***

#### ***Deer Park – Emerald & Neighboring Communities***

MUNICIPALITY	CENSUS	EST.	PROJECTIONS					# CHG
	2000	2005	2010	2015	2020	2025	2030	00-30
<b>Emerald</b>	<b>236</b>	<b>267</b>	<b>295</b>	<b>328</b>	<b>362</b>	<b>394</b>	<b>425</b>	<b>189</b>
Baldwin	307	327	345	368	392	411	430	123
Cylon	227	243	255	271	287	301	314	87
Erin Prairie	227	233	242	255	268	278	288	61
Glenwood	254	289	318	353	389	422	456	202
<b>V. Deer Park</b>	<b>91</b>	<b>90</b>	<b>92</b>	<b>94</b>	<b>96</b>	<b>98</b>	<b>98</b>	<b>7</b>
V. Star Prairie	212	235	260	290	321	350	378	166
V. Wilson	66	73	80	88	97	104	112	46
<b>St. Croix County</b>	<b>23,410</b>	<b>28,506</b>	<b>32,970</b>	<b>38,126</b>	<b>43,517</b>	<b>48,709</b>	<b>53,975</b>	<b>30,565</b>

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

### ***Household Projections Percentage Growth -- 2000 to 2030***

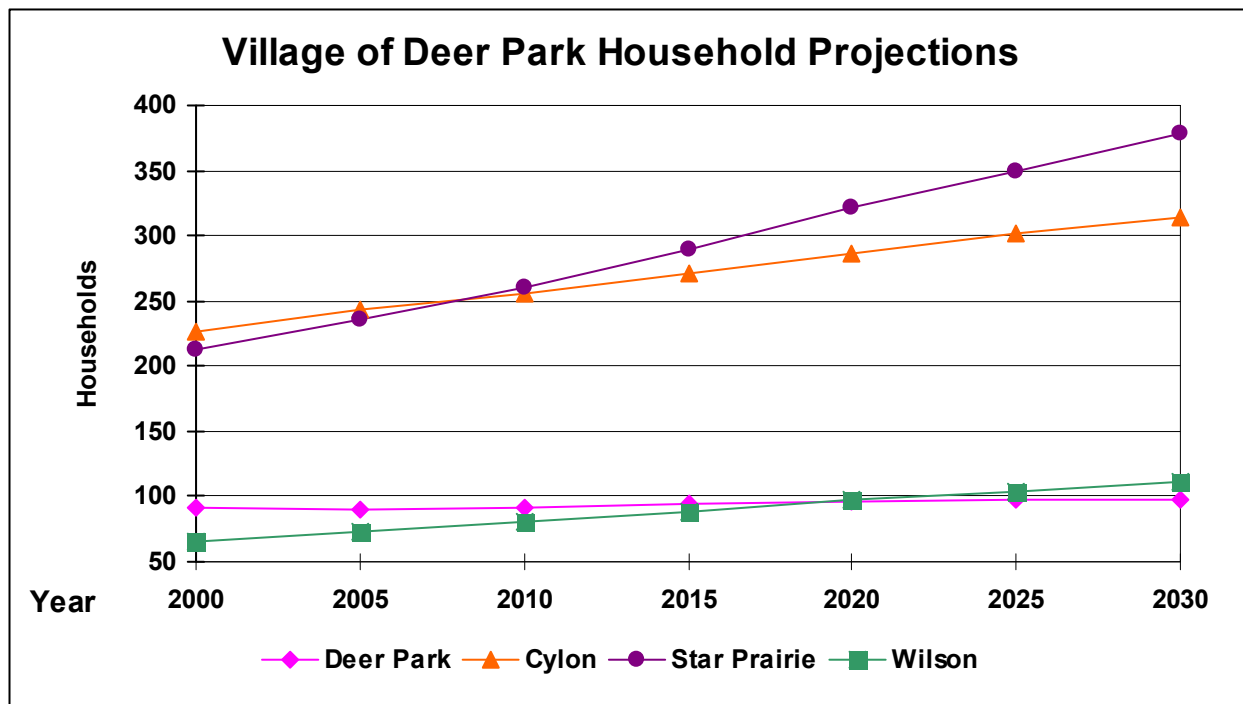
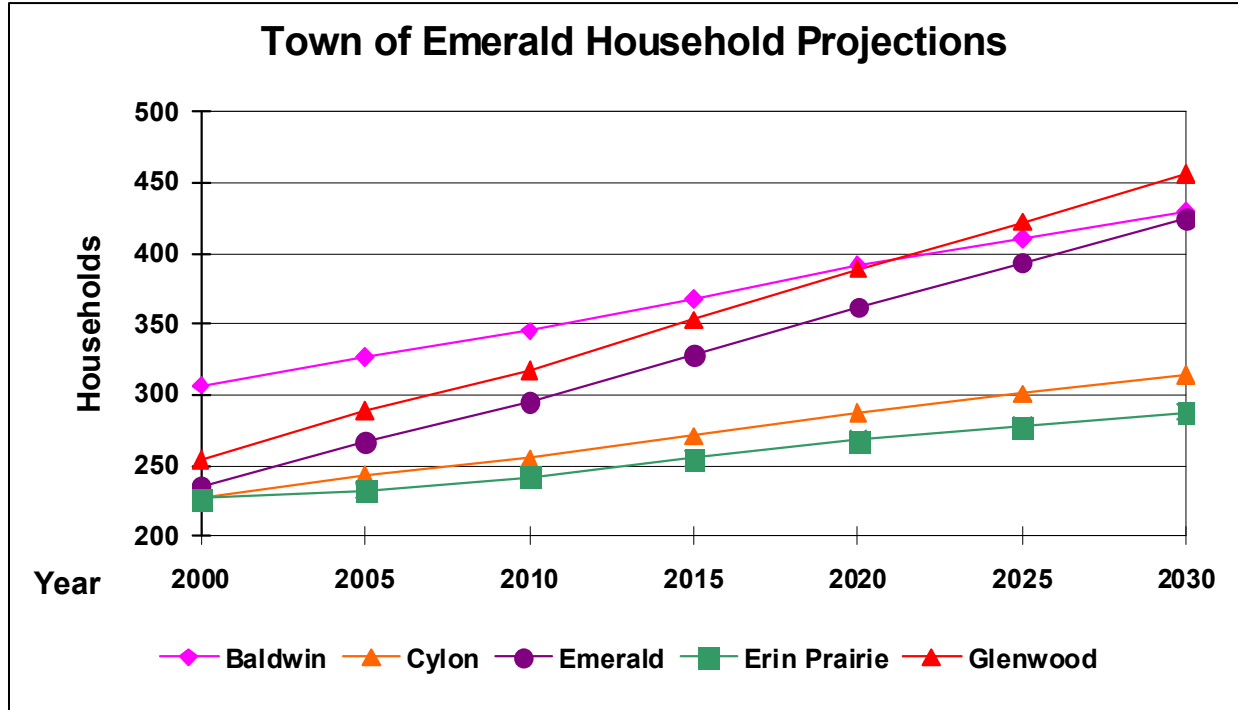
#### ***Deer Park – Emerald & Neighboring Communities***

MUNICIPALITY	CENSUS	PERCENT CHANGE						
	2000	00-05	05-10	10-15	15-20	20-25	25-30	00-30
<b>Emerald</b>	<b>236</b>	<b>13.1</b>	<b>10.5</b>	<b>11.2</b>	<b>10.4</b>	<b>8.8</b>	<b>7.9</b>	<b>80.1</b>
Baldwin	307	6.5	5.5	6.7	6.5	4.8	4.6	40.1
Cylon	227	7.0	4.9	6.3	5.9	4.9	4.3	38.3
Erin Prairie	227	2.6	3.9	5.4	5.1	3.7	3.6	26.9
Glenwood	254	13.8	10.0	11.0	10.2	8.5	8.1	79.5
<b>V. Deer Park</b>	<b>91</b>	<b>-1.1</b>	<b>2.2</b>	<b>2.2</b>	<b>2.1</b>	<b>2.1</b>	<b>0.0</b>	<b>7.7</b>
V. Star Prairie	212	10.8	10.6	11.5	10.7	9.0	8.0	78.3
V. Wilson	66	10.6	9.6	10.0	10.2	7.2	7.7	69.7
<b>St. Croix County</b>	<b>23,410</b>	<b>21.8</b>	<b>15.7</b>	<b>15.6</b>	<b>14.1</b>	<b>11.9</b>	<b>10.8</b>	<b>130.6</b>

Source: U.S. Census Bureau -2000 and Wisconsin Department of Administration 2008.

- In 2008, the Wisconsin Department of Administration revised the housing projections to reflect the historic growth pattern and to also include changes in growth rates through 2005.
- The revised projections more accurately reflect the residential growth patterns throughout St. Croix County from 2000 through 2005 and are fairly aggressive.
- The recent slump in the economy and housing market may affect future projections but the exact impact will not be known until data from the 2010 census becomes available.
- Emerald is expected to experience strong housing growth over the next 25 years, an increase of almost 80 percent.
- The rate of growth is projected to be greater than most surrounding communities, but the actual amount will generally be very similar in Baldwin and Glenwood.

- Deer Park's housing projections are much more conservative, reflecting the community's lack of growth in the past.
- Deer Park's growth is much slower than similar communities like the villages of Star Prairie and Wilson.



## EMERALD HOUSING GOALS, OBJECTIVES & POLICIES

**Goal:** Safe, affordable, quality housing for all Town of Emerald residents while maintaining a predominantly rural residential character.

**Objectives:**

1. All housing should be located and sited to fit into the landscape and enhance and maintain rural character.
2. All housing should be well designed and properly maintained.
3. Encourage high quality construction standards for housing.
4. Encourage owners to maintain or rehabilitate the existing housing stock.
5. Encourage development of single family housing sites in the town that meet the needs of persons within a variety of income levels and age groups.
6. Multi-unit or multiple-dwelling housing and mobile home parks are not compatible with the rural character of the town.

**Policies:**

1. Plan for developable land for housing in areas consistent with town policies and of densities and types consistent with this plan.
2. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code. Enforce the Uniform Dwelling Code as needed.
3. Encourage small-lot residential development of two to 10 acres to promote rural character and protection of agricultural and natural resources.
4. Prohibit major subdivisions in Emerald; defined as the creation of five or more lots on the same parcel of land within a five-year period.
5. Adopt a town land division ordinance to implement the goals, objectives and policies of this plan and regulate the pace and type of development.



This older side-gabled farm house structure demonstrates the maintenance and remodeling of existing housing in the Town of Emerald. Photo by Barbara Nelson



6. New mobile home parks and multi-unit dwellings do not fit the town's rural character and should not be allowed. Multi-unit, multiple dwelling housing or a mobile home park consists of three or more units in a structure or on a lot.
7. Develop land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
8. Encourage site design that achieves rural character and farmland preservation objectives and ensures that development is safe from saturation, seasonal flooding or ponding.
9. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.
10. Encourage use of the Community Development Block Grant (CDBG) funds, and other housing program funds, to provide, maintain and rehabilitate housing.
11. Support home-based businesses where there will be no impact on surrounding properties or farm operations.
12. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial and other properties.
13. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.
14. Work with St. Croix County to update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are secured to a permanent, frost-free foundations, have minimum width and living space area for each unit and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.



New and existing rural residential housing in Emerald. Photo by Barbara Nelson.



## DEER PARK HOUSING GOALS, OBJECTIVES & POLICIES

**Goal:** Provide an adequate supply of safe, quality housing and a range of housing options to meet the needs of Deer Park's residents.

**Objectives:**

1. Encourage new residential development, as needed, to meet demands by current and future residents.
2. Create new residential districts in areas contiguous to existing residential districts, when possible, in order to ensure efficient service expansions.
3. Direct the location and densities of new residential development through existing regulatory tools, such as zoning.
4. Preserve the range of housing choices that currently exist within the village.
5. Support housing sites in the village that meet the needs of residents within all income levels, age groups, and special needs.
6. Support new developments that are primarily single-family homes or two-family homes.
7. Encourage owners to maintain or rehabilitate the existing housing stock.
8. Encourage high quality construction standards for new housing.
9. Ensure that home sites are safe from seasonal flooding or ponding.

**Policies:**

1. Plan for managed growth on developable land for housing, in areas consistent with village policies, ordinances and of densities and types consistent with this plan.
2. Promote the development of workforce housing stock in the village, particularly single-family residences and duplexes.
3. Discourage residential uses and development that may adversely affect the character and value of or are incompatible with, existing residential properties in the village.
4. The village should continue to participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock.



Deer Park encourages workforce housing, modest, attractive residences for working families. Photo by Carolyn Mertz.

5. Encourage housing redevelopment within the village in order to revitalize the downtown.
6. Increase resident awareness of property maintenance standards in order to enhance and improve the environment and aesthetics of neighborhoods in the village and to protect the private property values of its residents.



Property maintenance is important in the Village of Deer Park. There are many attractive and beautifully maintained homes and businesses throughout the community. Photo by Carolyn Mertz.

7. Identify and maintain properly planned and zoned areas for residential development by utilizing or updating the village zoning code as needed.
8. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utility and community facilities, public services, traffic volume and adjacent uses.
9. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.
10. Encourage the orderly phasing of residential development in order to ensure available land for future residential development.
11. Encourage neighborhood designs that support a range of transportation choices.
12. Promote an adequate supply of affordable housing for individuals of all income levels.
13. Assess the housing needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.
14. Encourage residential development that enhances property values.
15. Maintain current lot size requirements for residential districts as outlined in the Village of Deer Park's Zoning and Subdivision ordinances.

16. Work to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.
17. Enforce the Uniform Dwelling Code.
18. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.
19. Guide development away from sites with hydric and alluvial soils (which are formed under conditions of saturation, flooding or ponding) to prevent seasonal flooding.
20. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.
21. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.

## ECONOMIC DEVELOPMENT

The economy of a community can be an important determining factor driving land use and development. The incomes of Deer Park and Emerald residents are directly related to employment and other economic opportunities, and employment is dependent on the local and county economies. Property values and taxation rates can reveal economic trends and relative differences between communities.

### LABOR FORCE

#### Employment of St. Croix County Residents -- 1970 to 2000

EMPLOYMENT CATEGORIES	YEAR				PERCENT CHANGE		
	1970	1980	1990	2000	70-80	80-90	90-00
Ag., Forestry & Mining	1,993	2,077	1,820	1,093	4.2%	-12.4%	-39.9%
Construction	786	1,029	1,438	2,581	30.9%	39.7%	79.5%
Manufacturing	3,277	5,669	7,274	8,268	73.0%	28.3%	13.7%
Trans., Utils. & Comm.	738	1,135	1,736	2,131	53.8%	53.0%	22.8%
Wholesale/Retail	2,425	3,676	5,019	4,598	51.6%	36.5%	-8.4%
Finance, Ins. & Real E.	374	820	1,753	2,471	119.3%	113.8%	41.0%
Services	2,983	4,589	7,843	12,036	53.8%	70.9%	53.5%
Government	407	529	849	1,117	30.0%	60.5%	31.6%
Information	*	*	*	610	*	*	*
<b>Total</b>	<b>12,983</b>	<b>19,524</b>	<b>27,732</b>	<b>34,905</b>	<b>50.4%</b>	<b>42.0%</b>	<b>25.9%</b>

Source: U.S. Census Bureau New Employment Category in 2000 Census

#### Employment of Village of Deer Park Residents -- 1980 to 2000

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	2	0	1	1.9%	0.0%	0.7%	-100.0%	NA
Construction	5	2	6	4.8%	2.2%	3.9%	-60.0%	200.0%
Manufacturing	39	38	58	37.1%	42.7%	37.9%	-2.6%	52.6%
Trans., Utils. & Comm.	11	5	0	10.5%	5.6%	0.0%	-54.5%	-100.0%
Wholesale/Retail	21	10	25	20.0%	11.2%	16.3%	-52.4%	150.0%
Finance, Ins. & Real E.	4	1	8	3.8%	1.1%	5.2%	-75.0%	700.0%
Services	23	33	48	21.9%	37.1%	31.4%	43.5%	45.5%
Government	0	0	4	0.0%	0.0%	2.6%	NA	NA
Information	*	*	3	*	*	2.00%	*	*
<b>Total</b>	<b>105</b>	<b>89</b>	<b>153</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>-15.2%</b>	<b>71.9%</b>

Source: U.S. Census Bureau \*New Employment Category in 2000 Census

**Employment of Town of Emerald Residents -- 1980 to 2000**

EMPLOYMENT CATEGORIES	YEAR			PERCENT OF TOTAL			PERCENT CHANGE	
	1980	1990	2000	1980	1990	2000	80-90	90-00
Ag., Forestry & Mining	124	87	62	46.1%	26.7%	15.6%	-29.8%	-28.7%
Construction	13	18	30	4.8%	5.5%	7.5%	38.5%	66.7%
Manufacturing	60	77	102	22.3%	23.6%	25.6%	28.3%	32.5%
Trans., Utils. & Comm.	9	29	28	3.3%	8.9%	7.0%	222.2%	-3.4%
Wholesale/Retail	30	35	38	11.2%	10.7%	9.5%	16.7%	8.6%
Finance, Ins. & Real E.	2	7	9	0.7%	2.1%	2.3%	250.0%	28.6%
Services	23	60	117	8.6%	18.4%	29.4%	160.9%	95.0%
Government	8	13	7	3.0%	4.0%	1.8%	62.5%	-46.2%
Information	*	*	5	*	*	1.30%	*	*
<b>Total</b>	<b>269</b>	<b>326</b>	<b>398</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>21.2%</b>	<b>22.1%</b>

Source: U.S. Census Bureau \*New Employment Category in 2000 Census

- From 1990 to 2000, employment of St. Croix County residents increased in most categories.
- The greatest increases were in the construction and services industries.
- Decreases in employment were seen in the agriculture, forestry and mining industry and the wholesale/retail trade.
- The Village of Deer Park residents experienced drastic changes in employment during the last two decades. Ag, forestry and mining; and transportation, utilities and communications were completely eliminated as employment sectors. Finance, insurance and real estate grew by 700 percent, construction by 200 percent and wholesale/retail by 150 percent.
- Despite those drastic swings, manufacturing continued to employ the greatest number of residents with services a close second.
- The wholesale and retail industry lost employment of village residents in the 1980's but returned to previous levels from 1990 to 2000.
- The Town of Emerald residents saw similar employment changes as those county-wide. Employment decreases occurred in the agriculture industry while the services, construction and manufacturing industries increased to become the largest employment categories.
- Despite declining numbers, agricultural remains the third largest categories of employment in the Town of Emerald. Agriculture is part of the town's fabric.

**Education Level by Minor Civil Division -- 2000**  
**Deer Park – Emerald & Neighboring Communities**

TOWN	HIGH SCHOOL OR LESS	ASSOCIATES OR BACHELOR'S DEGREE	GRADUATE OR PROFESSIONAL DEGREE
<b>Emerald</b>	<b>80.5%</b>	<b>16.7%</b>	<b>2.8%</b>
Baldwin	81.8%	13.9%	4.3%
Cylon	72.2%	23.1%	4.6%
Erin Prairie	69.8%	26.5%	3.6%
Glenwood	80.7%	16.7%	2.6%
<b>V. Deer Park</b>	<b>83.5%</b>	<b>14.4%</b>	<b>2.1%</b>
V. Star Prairie	80.5%	14.5%	5.0%
V. Wilson	81.7%	18.2%	0.0%
<b>St. Croix County</b>	<b>64.8%</b>	<b>28.2%</b>	<b>7.0%</b>

Source: U.S. Census Bureau 2000

- Education levels in the Village of Deer Park are slightly lower than the rest of St. Croix County, but are comparable to the demographically similar villages of Star Prairie and Wilson.
- Education levels in the Town of Emerald are somewhat lower, especially for post-secondary degrees, than the rest of St. Croix County.

**TYPES OF LOCAL EMPLOYMENT**

**Commercial/Industrial Operations & Employment -- 2009**  
**Village of Deer Park**

OPERATION/EMPLOYER	ESTIMATED EMPLOYMENT	PRODUCT
Artist in the Park	2 Full Time (FT)	Pottery Production & Sales
Cabinet Shop	3 FT	Custom Cabinet Construction
Carnine Realty	1 FT, 2 Part Time (PT)	Real Estate Sales
Granny's Daycare	3 FT, 1 PT	Child Care Services
Deer Park Area Fire	19 PT	Fire Protection Services
Deer Park Community Center	4 PT	Senior Services & Nutrition Site
Deer Park Housing Authority	1 FT	Affordable Residential Housing
Deer Park Public Library	4 PT	Library Services
Deer Park Tanning	4 PT	Tanning Salon
Deer's Bar	3 FT, 1 PT	Alcohol & Food Sales & Service
Deer's Food Locker	5 FT, 3 PT	Meat Process & Grocery Sales
DeCosse's Bar	1 FT, 2 PT	Alcohol & Food Sales & Service
First American Bank	3 FT	Financial Services
Holz Laden Custom Cabinets	1 FT, 1 PT	Custom Cabinet Construction
Shepherd's Crossing	1 FT	Automotive Repair & Maintenance
St. Paul's Lutheran Church	1 FT, 2 PT	Religious Services
Trinity United Methodist Church	1 FT, 2 PT	Religious Services
U. S. Post Office	2 FT, 2 PT	Letter & Parcel Services & Delivery
Village Board & Office	5 PT	Clerk/Treasurer, Constable & Trustees
Village Wastewater Plant	2 PT	Operator & Technician
<b>Total 20</b>	<b>28 FT, 54 PT</b>	

Source: Deer Park Commission Members

- Employment in the Village of Deer Park consists of ten private businesses, seven government facilities, two churches, and one home occupation.



**Commercial/Industrial Operations & Employment -- 2009**  
**Town of Emerald**

OPERATION/EMPLOYER	ESTIMATED EMPLOYMENT	PRODUCT
Aaron Bazille	1 FT	Commercial Storage Units & Construction
Ricky Borowicz	1 FT	Concrete Pumping
Circle H Plant Ranch	3 FT, 2 PT +	Seasonal Greenhouse & Related Products
Emerald Dairy	26 FT	Milk & Milk Products
Emerald Edge Holsteins, Dean Wink	3 FT, 2 PT	Dairy & Grain
Emerald Recycling Center	1 PT	Recycling Collection Services
Emerald Town	1 FT, 5 PT	Road Maintenance, Clerk, Treasurer & Supervisors
Emerald United Methodist Church	1 FT	Religious Services
Emerald Vineyard Estate	1 PT	Grape Production for Wine
Harley & Jude's Emerald Inn	2 FT	Alcohol & Food Sales & Service
Hurtgen Trucking	1 FT	Livestock Trucking Services
Hutchinson Trucking	1 FT, 1 PT	Trucking Services
Landscraft Seeds & Services	1 FT, 4 PT	Natural Resources Consultant/ Field Services
Milestone Materials - Mathy Construction	1 FT	Non-metallic Mining – Limestone Quarry
Smith Electric	1 FT	Electrical Services
Tovar Consulting	1 FT	Consulting Services
University of Minnesota Training Facility	1 FT	Wholesale Ag Products
Wink Dairy Farms, LLC	2 FT	Milk & Milk Products
Winkview Dairy	2 FT	Dairy & Grain
<b>Total 19</b>	<b>49 FT, 16 PT</b>	

Source: Emerald Plan Commission Members

- Employment in the Town of Emerald consists of four commercial businesses, three government facilities, six agricultural operations, three contractor-storage yards, two home occupations and one church.
- Most employment in Emerald centers around agricultural operations or services.



***Commuters from Village of Deer Park  
By Place of Work – 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
C. Amery (Polk Co.)	38	25.0%
C. New Richmond	28	18.4%
<b>V. Deer Park</b>	<b>15</b>	<b>9.9%</b>
V. Somerset	9	5.9%
T. Somerset	8	5.3%
In County Other	5	3.3%
Out of County (MN)	35	23.0%
Out of County (WI)	14	9.2%
<b>Total</b>	<b>152</b>	<b>100.0%</b>

Source: Census 2000

***Commuters to Village of Deer Park  
By Place of Residence -- 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
<b>V. Deer Park</b>	<b>15</b>	<b>24.2%</b>
T. Hudson	11	17.7%
T. Cylon	7	11.3%
In County Other	12	19.4%
Out of County (MN)	2	3.2%
Out of County (WI)	15	24.2%
<b>Total</b>	<b>62</b>	<b>100.0%</b>

Source: Census 2000

***Commuters from Town of Emerald  
By Place of Work -- 2000***

PLACE OF WORK	WORKERS, 16 AND OVER	% OF TOTAL
<b>T. Emerald</b>	<b>68</b>	<b>17.4%</b>
C. New Richmond	58	14.8%
V. Baldwin	37	9.5%
V. Woodville	21	5.4%
C. Glenwood	20	5.1%
C. Hudson	15	3.8%
In County Other	63	16.1%
Out of County (MN)	76	19.4%
Out of County (WI)	33	8.4%
<b>Total</b>	<b>391</b>	<b>100.0%</b>

Source: Census 2000

***Commuters to Town of Emerald  
By Place of Residence -- 2000***

PLACE OF RESIDENCE	WORKERS, 16 AND OVER	% OF TOTAL
<b>T. Emerald</b>	<b>68</b>	<b>70.8%</b>
T. Forest	5	5.2%
C. New Richmond	4	4.2%
In County Other	9	9.4%
Out of County (MN)	3	3.1%
Out of County (WI)	7	7.3%
<b>Total</b>	<b>96</b>	<b>100.0%</b>

Source: Census 2000

- The distance people are willing to commute seems to be very similar regardless of the political boundaries of their community.
- Economic opportunity in neighboring communities is important to provide employment opportunities for both Deer Park and Emerald residents.
- The City of New Richmond, Minnesota and the City of Amery in Polk County are the most popular employment destinations for Village of Deer Park residents.
- Commuters to the village were mostly from outside St. Croix County, the Town of Hudson or other locations around the County.
- Approximately one-fourth of the village's jobs were filled by residents who lived in the village in 2000.
- Minnesota, New Richmond and other locations in St. Croix County were the most popular employment destinations for Town of Emerald residents in 2000.
- A significant number of residents from Emerald, over 17 percent, lived and worked within the town in 2000.
- Approximately 30 percent of the job opportunities in Emerald were filled by commuters traveling from other communities. Over 70 percent of Emerald's employment was filled by residents who live and work in the town, a rate that is higher compared to most other communities in St. Croix County.
- Farm owners, operators and laborers generally make up a significant portion of the job opportunities in the Town of Emerald.

## ECONOMIC BASE

### Economics & Labor Impact of Agriculture – 1987 to 2007 St. Croix County

ITEM	1987	1992	1997	2002	2007
Total Sales	\$87,214,000	\$91,849,00	\$89,852,000	\$97,863,000	\$142,521,000
Total Sales Average per Farm	\$85,840	\$105,816	\$119,009	\$52,502	\$78,828
Total Farm Production Expenses	\$69,510,00	\$78,990,000	\$74,569,000	\$85,449,000	\$125,694,000
Total Farm Production Expenses Average per Farm	\$44,105	\$56,786	\$49,059	\$45,695	\$69,521
Hired Farm Labor (farms)	NA	607	468	297	355
Hired Farm Labor (workers)	NA	1,817	1,591	1,210	1,310
Hired Farm Labor (wages)	NA	\$6,164,000	\$6,122,000	\$9,805,000	\$14,123,000
Total Government Payments	\$6,678,000	\$4,457,000	\$5,240,556	\$5,677,000	\$4,957,000
Government Payments Average per Farm	\$8,305	\$6,794	\$3,146	\$5,632	\$4,111

Source: US Census of Agriculture, Farms with sales Greater than \$10,000

### Top 100 Counties in Nation St. Croix County

YEAR	1997		2002		2007	
CATEGORY	VALUE/ NUMBER	NATIONAL RANK	VALUE/ NUMBER	NATIONAL RANK	VALUE/ NUMBER	NATIONAL RANK
Value of Dairy Products Sold	\$49,650,000	80	\$51,181,000	73	\$80,409,000	82
Inventory of Dairy Cows	22,372	80	23,800	NA	NA	NA
Corn for Silage	NA	NA	NA	NA	16,097(Ac)	64
Oats for Grain	NA	NA	NA	NA	4,369(Ac)	62

Source: US Census of Agriculture

### Economic Impacts of Farm Operations by Minor Civil Division -- 1990 Emerald & Neighboring Towns

TOWN	1997 ESTIMATED NUMBER OF FARMS	PERCENTAGE OF TOTAL		
		EMPLOYED ADULTS WORKING ON FARMS	HOUSEHOLDS W/ ANY FARM INCOME	INCOME IN TOWNS FROM FARMING
<b>Emerald</b>	<b>88</b>	<b>24.5%</b>	<b>28.3%</b>	<b>10.6%</b>
Baldwin	117	14.9%	25.5%	10.1%
Cylon	58	21.1%	24.5%	10.7%
Erin Prairie	73	21.1%	23.0%	5.5%
Glenwood	82	28.9%	38.2%	16.7%
<b>St. Croix County</b>	<b>1,630</b>	<b>18.2%</b>	<b>15.6% (All Towns)</b>	<b>4.0%</b>

Source: Census of Agriculture 1997 and 1990 Census

- Agriculture has a significant economic impact in St. Croix County. Almost \$300 million from ag sales, expenses, labor and government payments flowed into the area economy in 2007.
- The dairy industry continues to be one of the main sources of farm income in the County.

- Agriculture is the primary economic base in the Town of Emerald.
- Agriculture is not a significant element for Deer Park's economy. There are only a couple of property owners with agricultural land and/or buildings in the village.

***Land & Improvement Equalized Valuations  
Town of Emerald – 1994 to 2008***

REAL ESTATE CLASS	EQUALIZED VALUATION					
	1994	1997	2000	2003	2006	2008
Residential	\$4,177,900	\$8,348,300	\$14,804,500	\$25,904,400	\$35,849,700	\$39,725,000
Commercial	\$116,100	\$156,000	\$229,800	\$265,500	\$425,500	\$565,900
Manufacturing	\$0	\$0	\$150,000	\$150,000	\$168,200	\$168,200
Agricultural	\$11,627,500	\$7,459,000	\$6,256,200	\$2,175,200	\$2,385,500	\$2,649,500
Swamp/Waste	\$14,900	\$21,900	\$945,900	\$1,939,800	\$1,085,500	\$1,005,800
Ag. Forest	N/A	N/A	N/A	N/A	\$4,203,300	\$2,678,400
Forest	\$962,600	\$1,671,700	\$4,234,000	\$6,918,600	\$1,134,200	\$4,033,800
Ag Bldgs/Sites	N/A	\$5,455,800	\$7,828,200	\$10,019,600	\$10,926,100	\$11,399,300
<b>Total</b>	<b>\$16,899,000</b>	<b>\$23,112,700</b>	<b>\$34,448,600</b>	<b>\$47,373,100</b>	<b>\$56,178,000</b>	<b>\$62,225,900</b>

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003 & 2008 Wisconsin Department of Revenue

***Land & Improvement Equalized Valuation Percent Change  
Town of Emerald – 1994 to 2008***

REAL ESTATE CLASS	% CHANGE				
	94-97	97-00	00-03	03-06	06-08
Residential	99.8%	77.3%	75.0%	38.4%	10.8%
Commercial	34.4%	47.3%	15.5%	60.3%	33.0%
Manufacturing	0.0%	0.0%	0.0%	12.1%	0.0%
Agricultural	-35.9%	-16.1%	-65.2%	9.7%	11.1%
Swamp/Waste	47.0%	4219.2%	105.1%	-44.0%	-7.3%
Ag. Forest	N/A	N/A	N/A	N/A	-36.3%
Forest	73.7%	153.3%	63.4%	-83.6%	255.7%
Ag Bldgs/Sites	N/A	43.5%	28.0%	9.0%	4.3%
<b>Total</b>	<b>36.8%</b>	<b>49.0%</b>	<b>37.5%</b>	<b>18.6%</b>	<b>10.8%</b>

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006, & 2008 Wisconsin Dept. of Revenue

**Land & Improvement Equalized Valuations  
Village of Deer Park – 1994 to 2008**

REAL ESTATE CLASS	EQUALIZED VALUATION					
	1994	1997	2000	2003	2006	2008
Residential	\$3,044,400	\$4,572,500	\$7,270,100	\$9,942,200	\$10,176,200	\$10,958,200
Commercial	\$724,700	\$839,900	\$1,182,700	\$1,266,200	\$1,368,300	\$1,872,000
Manufacturing	\$45,900	\$53,500	\$55,700	\$61,900	\$62,500	\$62,500
Agricultural	\$232,800	\$120,000	\$78,400	\$26,700	\$30,800	\$34,100
Swamp/Waste	0	\$400	\$79,700	\$114,300	\$52,200	\$56,100
Forest	0	\$45,500	\$79,700	\$108,300	\$198,000	\$178,200
Ag Bldgs/Sites	N/A	\$37,000	\$36,000	\$40,900	\$43,900	\$61,300
<b>Total</b>	<b>\$4,047,800</b>	<b>\$5,668,800</b>	<b>\$8,782,300</b>	<b>\$11,560,500</b>	<b>\$11,931,900</b>	<b>\$13,222,400</b>

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006, & 2008 Wisconsin Dept. of Revenue

**Land & Improvement Equalized Valuation Percent Change  
Village of Deer Park – 1994 to 2008**

REAL ESTATE CLASS	% CHANGE				
	94-97	97-00	00-03	03-06	06-08
Residential	50.2%	59.0%	36.8%	2.4%	7.7%
Commercial	15.9%	40.8%	7.1%	8.1%	36.8%
Manufacturing	16.6%	4.1%	9.5%	2.5%	0.0%
Agricultural	-48.5%	-34.7%	-65.9%	15.4%	10.7%
Swamp/Waste	N/A	19825.0%	43.4%	-54.3%	7.5%
Forest	N/A	75.2%	35.9%	82.8%	-10.0%
Ag Bldgs/Sites	N/A	-2.7%	13.6%	7.3%	39.6%
<b>Total</b>	<b>40.0%</b>	<b>54.9%</b>	<b>31.6%</b>	<b>3.2%</b>	<b>10.8%</b>

Source: St. Croix County Statistical Report of Property Values 1994, 1997, 2000, 2003, 2006, & 2008 Wisconsin Dept. of Revenue

- One way to evaluate the economic base in the Town of Emerald and Village of Deer Park is to look at property taxation and the distribution of land and improvements in the economic categories of agriculture, commercial and manufacturing.
- Beginning in 2000, the swamp and waste category included road right-of-ways.
- The effect of use-value assessment can be seen beginning in 1997 when agricultural land value went down and the agricultural buildings and sites category was added.
- Use-value was to be implemented at 10 percent per year for 10 years. However, in 2002 use-value was accelerated to full implementation.
- Use-value assessment separates the value of agricultural land from residential, commercial and manufacturing.
- Agricultural land values are based on a formula that includes the price of corn.
- In 2003, the use-value formula, which is tied to the price of corn, accelerated a dramatic drop in agricultural land values due to decreased corn prices.
- Use-value has shifted the tax burden from agricultural land to the other assessment categories.

## ***BROWNFIELDS IN DEER PARK & EMERALD***

Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

At the national, state and local levels, the interest in cleaning up and returning brownfields to productive use has transformed this environmental issue into a major public policy initiative. In Wisconsin, there are an estimated 10,000 brownfields, of which 1,500 are believed to be tax delinquent.

These properties present public health, economic, environmental and social challenges to the rural and urban communities in which they are located. In the Village of Deer Park and Town of Emerald brownfields generally include former town dumps, abandoned gas stations and abandoned service stations or similar type uses. The list below identifies the potential brownfields in the Village of Deer Park and near the Town of Emerald.

### **Village of Deer Park:**

- Cellotti Property, Intersection of Park St. and Hwy 46 Leaking Underground Storage Tank (LUST) site. (Closed site, cleanup completed)
- St. Croix County Highway Shop, W. South St Leaking Underground Storage Tank (LUST) site. (Closed site, cleanup completed)
- Shepherd's Crossing, Intersection of South St. W. and Hwy 46 Leaking Underground Storage Tank (LUST) site. (Former gas station. Open site, ongoing cleanup)

### **Town of Emerald:**

- D & H Investments, 1660 STH 63, Leaking Underground Storage Tank (LUST) site. Located in Erin Prairie but area identified included Town of Emerald in site identification. (Closed site, cleanup completed)
- Former Emerald Service Station, CTH D & 160<sup>th</sup> Ave., Leaking Underground Storage Tank (LUST) site. Located in unincorporated community of Emerald, Town of Glenwood, area identified included Town of Emerald in site identification. (Open site, ongoing cleanup)

## **The Wisconsin Brownfields Redevelopment And Reuse Initiative**

There have been two major legislative initiatives in Wisconsin to deal with brownfields properties. The first set of brownfields initiatives were contained in the 1994 Land Recycling Law. This law took the initial steps to clarify the liability of lenders, municipalities and purchasers of property, so long as they meet certain statutory requirements for investigation and cleanup of contaminated properties.

The next set of brownfields initiatives were passed as part of the state's 1997-99 biennial budget. These incentives greatly expanded the brownfields initiatives in the Land Recycling Law, including the creation of the Wisconsin Brownfields Grant Program that is administered by the Department of Commerce.

As part of the 1997-99 budget, the Legislature created the Brownfields Study Group to help provide direction for the future of brownfields cleanup and redevelopment in Wisconsin. The Study Group, which has been meeting since 1998, consists of state and local officials, private parties, consultants, environmental attorneys and academicians.

In the past five years, Study Group members have made more than 150 recommendations to the Legislature -- including the Brownfields Site Assessment Grant Program -- to enhance and expand

the state's financial and liability initiatives for brownfields. Based on these recommendations, the Wisconsin Brownfields Initiative was expanded further in the 1999-2001 budget and the 2001-2003 budget.

The DNR's Remediation and Redevelopment program has a wide range of financial and liability tools available to assist local governments, businesses, lenders, and others to clean up and redevelop brownfields in Wisconsin. Staff in the DNR's Madison office and regional offices around the state are available to meet with community leaders, bankers, developers and private individuals to discuss their brownfield projects.

The links above provide information on each of these tools, in addition to links to other state agencies and federal brownfields funding and programs.

## ***COUNTY, REGIONAL, STATE/FEDERAL ECONOMIC DEVELOPMENT***

Several county, regional and state/federal agencies and organizations provide assistance with development, training, funding and other elements of economic development to cities, villages, towns and residents. The following list provides a brief description of the resources that are available:

### ***COUNTY RESOURCE ASSESSMENT***

#### **St. Croix Economic Development Corporation (SCEDC)**

website: [www.stcroixedc.com/index.htm](http://www.stcroixedc.com/index.htm)

SCEDC encourages and assists economic development and capital investment, to enhance tax base, to create jobs, and to assist businesses in expansion, retention and/or location within the economic development area. The SCEDC manages the following programs:

- **I-94 Corridor Technology Zone (SCEDC), St. Croix County**  
High Technology Businesses in the I-94 Corridor Technology Zone (Chippewa, Dunn, Eau Claire, Pierce, Polk and St. Croix Counties) may be eligible for state tax credits, through the Department of Commerce and the Department of Revenue, based on their ability to create jobs and investments that support the development of high-tech industries in the region.
- **St. Croix County Revolving Loan Fund (SCEDC), St. Croix County**  
The St. Croix County Business Loan Fund is a flexible source of supplemental financing for businesses expanding or locating in St. Croix County. The purpose is to encourage the creation of quality jobs and to increase the tax base.

#### **St. Croix County UW-Extension Office, Baldwin**

website: [www.uwex.edu/ces/cty/stcroix](http://www.uwex.edu/ces/cty/stcroix)

County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living and youth development. Extension specialists work on UW System campuses where they access current research and knowledge. Cooperative Extension partners with local, county, state and federal government to address public issues. Faculty and staff plan and carry out programs with a wide array of community partners -- volunteers, business and educational groups and advisors.

#### **St Croix Valley Employers Association (SCVEA), New Richmond**

website: [www.scvea.com](http://www.scvea.com)

SCVEA is a voluntary not-for-profit corporation providing services, salary survey data, information, and networking opportunities to its member employers. It is the vision of the St. Croix Valley Employers Association to be a progressive regional organization that assists its member employers in being successful with their individual missions. SCVEA does this by providing low cost - high quality training and services in practices and trends in technology, management and emerging workforce needs.

#### **Wisconsin Indianhead Technical College Employment Services (WITC), New Richmond**

website: [www.witc.edu/jobs/index.htm](http://www.witc.edu/jobs/index.htm)

Services offered: post job vacancies to entire WITC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.



**REGIONAL RESOURCE ASSESSMENT****Chippewa Valley Technical College Employment Services, River Falls**

website: [www.chippewa.tec.wi.us/business/employer/index.htm](http://www.chippewa.tec.wi.us/business/employer/index.htm)

Services offered: post job vacancies to entire CVTC system; on-campus interviews, annual job fair; placement statistics; resume referral system; internships/co-op education; and customized or on site training.

**St. Croix Valley Angel Network, River Falls**

The St. Croix Valley Angel Network, Inc. operates as an IRS not-for-profit organization with a volunteer board of directors. The network links early stage companies with high net worth individuals ("Accredited Investors") who secure equity positions in the companies. Many of these companies have exhausted their owner's personal resources and need additional funding to grow the business. Most companies have the potential for rapid growth and new job creation. Equity investments are done on a case-by-case basis. The investment information on candidate companies is only distributed to the network's sponsors - the angels and/or corporate supporters. The St. Croix Valley Angel Network provides a limited screening service so that prospective investors can avoid the need to preview a large number of requests. Strictest confidence is observed on all matters involving the network and its angels. Contact: Steven DeWald email: [steven.e.dewald@uwrf.edu](mailto:steven.e.dewald@uwrf.edu).

**St. Croix Valley Job Center, River Falls**

website: [www.wisconsinjobcenter.org](http://www.wisconsinjobcenter.org)

Wisconsin Job Centers provide a 'one-stop' service for employers to meet their workforce needs and job seekers to get the career planning, job placement and training services they need.

**University of Wisconsin River Falls Career Services, River Falls**

website: [www.uwrf.edu/ccs](http://www.uwrf.edu/ccs)

Career Services provides comprehensive planning and job search assistance to UWRF students at all levels of study. Employers who are seeking qualified candidates for permanent positions can:

- Arrange an on campus interview;
- Request an information table in the Student Center;
- Attend the annual Career Fair (held every October);
- Submit job openings to an on-line vacancy listing, updated weekly ([www.uwrf.edu/ccs](http://www.uwrf.edu/ccs) under "Employers");
- Request referrals from a database of student resumes; and/or
- View placement statistics for recent graduates.

**Small Business Development Center (SBDC), River Falls**

website: [www.uwrf.edu/sbdc](http://www.uwrf.edu/sbdc)

The SBDC is a statewide network providing business education services throughout Wisconsin. SBDC professionals analyze the needs of each client and provide a link the knowledge, tools and resources essential for business success. The SBDC consists of the Lead Center or State Office, which is administered by the unit of Business and Manufacturing Extension at UW-Extension, and a network of service centers located at 12 of the four-year UW institutions.

**University of Wisconsin-Extension, Eau Claire and River Falls**

website: [www.uwex.edu](http://www.uwex.edu)

UW-Extension is the "Wisconsin Idea" -- the people's University connection. Through its programming divisions of Cooperative Extension, Broadcasting and Media Innovations, Continuing Education, and its collaborative relationships with the 26 UW universities and colleges, the 72 Wisconsin counties, and countless local, state, and federal agencies and groups,

Extension provides a spectrum of lifelong learning opportunities for Wisconsin citizens. Extension education extends the knowledge and resources of the University of Wisconsin to people by applying university research, knowledge and resources to the needs of Wisconsin people.

**Forward Wisconsin, Eau Claire**

website: [www.forwardwi.com](http://www.forwardwi.com)

Forward Wisconsin is a unique public-private state marketing and business recruitment organization. Its job is marketing outside Wisconsin to attract new businesses, jobs and increased economic activity to the state. Forward Wisconsin provides business cost comparisons, building and site locations, financial information and a variety of other business consulting services to prospective expanding businesses. Forward Wisconsin services are provided on a confidential, no-cost basis.

**Northwest Manufacturing Outreach Center (NWMOC), Eau Claire**

website: <http://nwmoc.uwstout.edu>

NWMOC is a non-profit organization which is part of the national network of centers in the US Department of Commerce's Manufacturing Extension Partnership. It teams University of Wisconsin and Wisconsin Technical College System Institutions to assist small and medium size manufacturers to modernize and streamline their operations.

**Science and Technology Accelerator Corporation (SciTAC)**

SciTAC was formed in the spring of 2004 by a group of St. Croix Valley and River Falls business, government and higher education leaders. SciTAC was established for the purpose of attracting technology-based companies to the Corporation's accelerator facility in Whitetail Ridge Corporate Park in River Falls, Wisconsin.

SciTAC is a one-stop business resource that provides operating space, shared services, equipment, lab space and business assistance to technology companies that have advanced beyond the R&D and concept product stage. Development stage companies are invited to launch and introduce their products/services to the market place and to grow their companies in SciTAC's accelerator facility. SciTAC is committed to assist in the acceleration of tenant company growth plans. Contact: Jim Letourneau, Board President, email:

[jimletourneau@foleyunited.com](mailto:jimletourneau@foleyunited.com)

**Service Corps of Retired Executives (SCORE), Eau Claire and St. Paul**

website: [www.score-eauclaire.org](http://www.score-eauclaire.org) and [www.score-stpaul.org](http://www.score-stpaul.org)

The SCORE Association (Service Corps of Retired Executives) is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. SCORE is a resource partner with the Small Business Administration (SBA). Working and retired executives and business owners donate their time and expertise as volunteer business counselors and provide confidential counseling and mentoring free of charge.

**West Central Wisconsin Rail Coalition (WCWRC)**

The West Central Wisconsin Rail Coalition provides leadership and coordination to develop passenger rail service through West Central Wisconsin as part of a regional strategy to ensure a balanced transportation system for long-term sustainable economic growth.

Contact: Ray Willoughby, Co-Chair, email: [erwilloughby@msm.com](mailto:erwilloughby@msm.com)

**West Central Wisconsin Regional Planning Commission (WCWRPC), Eau Claire**

website: [www.wcwrpc.org](http://www.wcwrpc.org).

The West Central Wisconsin Regional Planning Commission is statutorily charged with the responsibility of planning for the physical, social, and economic development of the region. To

accomplish this mission, the Commission conducts area-wide planning and provides technical assistance to local governments.

**West Central Wisconsin Workforce Resource (WCWWR), Menomonie**

website: [www.workforceresource.org](http://www.workforceresource.org)

WCWWR provides resources for job seekers and employers and information on training and labor market statistics.

**Wisconsin Business Development (WBD) Finance Corporation, Eau Claire**

website: [www.wbd.org](http://www.wbd.org)

WBD is a business lender, and technical assistance firm specializing in economic development lending activities leading to the formation, retention and growth of successful businesses.

**Wisconsin Department of Commerce, Eau Claire**

website: [www.commerce.state.wi.us](http://www.commerce.state.wi.us)

The Wisconsin Department of Commerce is the state's primary agency for the delivery of integrated services to businesses. Commerce's purpose is to:

- Foster the retention and creation of new jobs and investment opportunities in Wisconsin;
- Foster and promote economic business, export and community development; and
- Promote the public health, safety and welfare through effective and efficient regulations, education and enforcement.

Area Development Managers assist business expansions, promote business retention, and help local development organizations. Using their knowledge of federal, state and regional resources to provide a variety of information to expanding or relocating firms. They also mobilize resources to help struggling businesses. Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies.

**Wisconsin Entrepreneurs' Network (WEN), Eau Claire**

website: [www.wenportal.org](http://www.wenportal.org)

Wisconsin Entrepreneurs' Network (WEN) provides integrated statewide support to entrepreneurs in all industries and developmental stages. WEN assistance includes: starting a business; finance and accounting; marketing product development; business plans; intellectual property; and competitive research.

**STATE/FEDERAL RESOURCE ASSESSMENT****Wisconsin Dept of Commerce Small Business Ombudsman**

website: [www.commerce.state.wi.us:80/BD/BD-SBO-index](http://www.commerce.state.wi.us:80/BD/BD-SBO-index)

Wisconsin Dept of Commerce Small Business Ombudsman assist small businesses with state regulations. Visit their website for more information on the monthly Wisconsin Regulatory Alert, the Small Business Regulatory Review Board and information on the type of assistance provided by the Small Business Ombudsman.

**Wisconsin Department of Workforce Development, Madison**

website: [www.dwd.state.wi.us](http://www.dwd.state.wi.us)

The Wisconsin Department of Workforce Development (DWD) is a state agency charged with building and strengthening Wisconsin's workforce. The Department's primary responsibilities include providing job services, training and employment assistance to people looking for work, at the same time as it works with employers on finding the necessary workers to fill job openings.

**WBA TEAM Network, Madison**

website: <http://wisbank.supranet.net/products/tnbusinesses.php>

The WBA TEAM Network is a low cost program designed to assist commercial loan applicants. The TEAM staff works with you in the early stages of the creation or expansion of your business. The Wisconsin Bankers Association developed the WBA TEAM Network to help financial institutions across the state to respond effectively to business applicants.

**Wisconsin Bankers Association (WBA), Madison**

website: [www.wisbank.com](http://www.wisbank.com)

The Wisconsin Bankers Association (WBA) represents 350 financial institutions of all sizes in Wisconsin. The WBA is the states largest financial institution trade association.

**Wisconsin Housing Economic Development Authority (WHEDA), Madison**

Website: [www.wheda.com](http://www.wheda.com)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

**Wisconsin SBA Office, Madison and Milwaukee**

website: <http://www.sba.gov/wi/>

The Wisconsin SBA office is responsible for the delivery of SBA's many programs and services to the 72 counties of Wisconsin. SBA Wisconsin assists several hundred businesses each year by providing financial assistance through the 7(a) and 504 loan programs.

**US Small Business Administration (SBA)**

website: [www.sba.gov](http://www.sba.gov)

The SBA provides financial, technical and management assistance to help Americans start, run, and grow their businesses. SBA is the nation's largest single financial backer of small businesses. The SBA also plays a major role in the government's disaster relief efforts by making low-interest recovery loans to both homeowners and businesses.

## DEER PARK ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

**Goal:** Support economic development activities that grow, attract, and retain business in the village in order to foster a stable, vibrant and diversified economy while maintaining commitment to the environmental needs of the community.

### Objectives:

1. Plan for an adequate supply of developable land for commercial uses in logical areas consistent with this plan.
2. Grow the village's economy through new development while promoting suitable redevelopment and reuse within the village's historic main street area in ways that capitalize on opportunities and strengths.
3. Protect economically productive areas and retain existing businesses.
4. Support home-based businesses where there will be no impact on surrounding properties.
5. Direct economic development to areas suited to business, such as locations near the major transportation corridor and places served by village services or easily served by village service extensions.
6. Utilize economic development strategies to support a range of businesses within the village.

### Policies:

1. Promote economic development through marketing, infrastructure improvements and financial assistance to businesses locating and expanding in the village.
2. Focus downtown redevelopment efforts on beautification, residential redevelopment and businesses servicing residents.
3. Continue to support businesses already located within the village.
4. Utilize the Village of Deer Park's Zoning Ordinance to regulate the type, location and basic appearance of new businesses.
5. Encourage business signage, landscaping, and lighting that is compatible with the small village character of Deer Park.
6. The Village of Deer Park does not provide municipal water service but does have a small, lagoon sewage treatment system. Therefore, any new businesses need to be



Local businesses like this one in Deer Park provide jobs and keep the downtown attractive and inviting. Photo by Carolyn Mertz.



compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character.

7. Strongly encourage infill; direct the location of new businesses to the existing commercially-zoned property on Main Street/STH 46.



Infill development in existing buildings is also important to maintaining Deer Park's commercial businesses. Photo by Carolyn Mertz.

8. Support and allow home-based businesses where there will be no impact on surrounding residential properties.
9. Promote economic development within the village through mutually beneficial partnerships.
10. Work with the Town of Cylon to site appropriate commercial businesses, which will benefit both the village and town.

11. Work with St. Croix Economic Development Corporation to assist in locating potential new businesses.

12. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.



Deer Park hopes to attract more service businesses to the community. Photo by Carolyn Mertz.

## EMERALD ECONOMIC DEVELOPMENT GOALS, OBJECTIVES & POLICIES

**Goal:** Emerald will encourage a variety of economic development opportunities appropriate to the resources and character of the town. Industrial and large-scale commercial development should be directed to St. Croix County's urban centers. Rural economic development should be focused on agricultural and forestry-based opportunities and commercial development with minimal infrastructure needs.

### Objectives:

1. Direct high density development and other more intense land uses to locate where public utilities are available.
2. Focus economic development efforts on farming and farm-related businesses.
3. Consider the conservation of non-renewable resources and the rural character when evaluating a commercial development request.
4. Retain and help existing farms and businesses grow.
5. Encourage the redevelopment and reuse of the town's existing commercial sites.
6. Prevent unplanned, continuous strip commercial development along major roadways.
7. Support home-based businesses where there will be no impact on surrounding properties.

### Policies:

1. Direct intensive, large-scale commercial and industrial land uses to locate in urban centers where municipal services are available.
2. Work with businesses and farm operators to maintain and protect the air quality, water quality and rural character of Emerald.
3. Support the continued operation and/or expansion of existing farms and businesses in Emerald.
4. Encourage some additional commercial expansion or new businesses in unincorporated Emerald when available sewer service is utilized.
5. Support the economic health of production agriculture in the town.
6. Work with St. Croix Economic Development Corporation to assist in locating potential new agriculture-related businesses.



Emerald Dairy, with 26 full-time employees, is the Town's largest employer.  
Photo by Rene' Speer.



7. Support home-based businesses where there will be no impact on surrounding properties or farm operations.
8. Discourage “side of the road” development on State and County highways to prevent congestion and preserve rural character.
9. Encourage business signage, landscaping, and lighting that is compatible with the rural character of Emerald.
10. Support agriculture-compatible commercial uses such as rural storage operations in ag-type structures or to reuse existing ag buildings, direct-farm marketing, farmer’s market and greenhouses or nurseries.



Local businesses, such as the, Circle H Plant Ranch greenhouse and the vineyards on 250<sup>th</sup> Street, are compatible with the agricultural base and rural character of Emerald. Photos by Barbara Nelson.



11. Encourage alternative agriculture such as fruit and vegetable farms in the town, designed to supply food to farmers’ markets and grocery stores in the region’s urban areas.
12. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.

## AGRICULTURAL RESOURCES

There are many different aspects of agriculture which could be evaluated as part of a discussion of this resource, farming practices, economic impacts, rural interaction, and aesthetics just to name a few. In evaluating those which can be influenced by local decision-makers, however, it becomes immediately apparent that state and national policies have more impact on the future of agriculture than local land-use decisions. In spite of state and national influences, agriculture is still very important at the local level, whether as a “way of life,” due to job impact, as a tax base or because of the aesthetic values of the rural scene. This section will look at the status of agriculture in St. Croix County in general and the Town of Emerald and Village of Deer Park specifically and discuss the ways in which local policy decisions can have an impact on this industry and resource.

There is very little economically productive farmland within the Village of Deer Park. The village hopes to contribute to the protection of productive farmland in the adjacent town by developing the vacant and agricultural land within the village as residential, commercial or recreational land. The goals, objectives and policies in this section will reflect this intent.

It must also be noted, that in an evaluation of the agricultural data available there is very little reported at the town level. The Town of Emerald has agriculture activities spread throughout the town. Much of the town has high quality agricultural lands and therefore it can be deduced that county-wide agricultural data is representative of the best agricultural lands in Emerald. As a result, county-wide data is used when town level data is not available.

## **RECENT TRENDS IN ST. CROIX COUNTY AGRICULTURE**

Lee Milligan, former St. Croix County UW-Extension Agriculture Agent, analyzed recent trends in St. Croix County agriculture as of August 2007.

The agricultural sector is a vital contributor to the economy in St. Croix County. It accounts for \$524.4 million in economic activity. It provides jobs for 4,714 county citizens or about 13.6 percent of the workforce. It contributes about \$142.3 million to the county's income or about 10 percent of St. Croix County's total income.

The agricultural sector in St. Croix County is an industry that is undergoing continual change. The question one can pose is "How is production agriculture changing in St. Croix County?" The changes can be summarized in the following list:

### Changes in St. Croix County Agriculture

Value of Agricultural Sales	Stable
Farm Numbers	Stable
Avg. Size of Farm	Decreasing
Livestock Numbers	Increasing
Cash Grain Acreage	Increasing
Dairy Cow Numbers	Decreasing
Avg. Milk Production/Cow	Increasing
Avg. Dairy Herd Size	Increasing

Annual agricultural sales in St. Croix County typically are about \$95 to \$100 million in gross receipts from the marketing of commodities such as meat, milk, crops, vegetables and timber. However, in 2007 this value increased due to significantly increased milk, livestock and crop prices. This value does not include the economic impact of the farm supply and agricultural product processing industries. St. Croix County's marketing sales have been consistent in recent years as they have in Polk and Pierce counties. Barron and Dunn Counties have seen a decline in agricultural sales in recent years. The chart below shows a comparison of agricultural sales in St. Croix County and surrounding counties based on the Census of Agriculture data.

### ***Value of Agricultural Sales – 1997, 2002 & 2007 St. Croix County & Surrounding Counties***

YEAR	COUNTIES				
	BARRON	DUNN	PIERCE	POLK	ST. CROIX
1997	\$170,632,000	\$117,939,000	\$77,780,000	\$70,546,000	<b>\$96,151,000</b>
2002	\$149,918,000	\$103,519,000	\$72,329,000	\$72,492,000	<b>\$97,863,000</b>
2007	\$206,438,000	\$173,602,000	\$115,194,000	\$103,660,000	<b>\$142,521,000</b>

Source: Census of Agriculture

The chart below shows the total annual agricultural sales for St. Croix County and surrounding counties. In 2002, approximately 70 percent of the total sales in St. Croix County were from the dairy and livestock industry and 30 percent from crops and greenhouse/nursery industry. Dairy sales represented over 50 percent (\$50 million) of the total agricultural sales and about 73 percent of the total livestock sales. Grain sales represented about 20 percent of the total agricultural sales and 68 percent of the total crop/greenhouse/nursery sector. By 2007, those numbers had shifted towards the dairy and livestock industry. Approximately 77 percent of the total sales in the County were from the dairy and livestock industry and 23 percent were from the crops and greenhouse/nursery industry.

**Annual Agricultural Sales – 2002 & 2007**  
**St. Croix County & Surrounding Counties**

PRODUCT	COUNTIES				
	BARRON	DUNN	PIERCE	POLK	ST. CROIX
2002 Total Value Crops, Greenhouse & Nursery	\$31,172,000	\$34,048,000	\$23,911,000	\$19,434,000	<b>\$28,618,000</b>
2007	\$40,663,000	\$51,438,000	\$38,535,000	\$20,472,000	<b>\$32,269,000</b>
2002 Total Value Livestock, Poultry & Their Products	\$118,746,000	\$69,532,000	\$48,418,000	\$53,058,000	<b>\$69,245,000</b>
2007	\$165,775,000	\$122,165,000	\$76,659,000	\$83,188,000	<b>\$110,252,000</b>

Source: Census of Agriculture

The chart below indicates that the declining trend in farm numbers in St. Croix County and many of the surrounding counties reversed in the 1990's. In 1990 there were 1,690 farms and by 2007 1,808. Farm numbers have stabilized between 1997 and 2007.

**Farm Numbers – 1969 to 2007**  
**St. Croix County & Surrounding Counties**

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1969	2,306	2,026	1,652	2,101	<b>1,845</b>	N/A
1978	1,876	1,759	1,498	1,823	<b>1,734</b>	N/A
1987	1,659	1,515	1,240	1,467	<b>1,576</b>	N/A
1997	1,681	1,701	1,523	1,642	<b>1,895</b>	79,541
2002	1,647	1,683	1,510	1,659	<b>1,864</b>	77,131
2007	1,484	1,690	1,531	1,582	<b>1,808</b>	78,463

Source: Census of Agriculture 1969 - 2007

The reason for the significant increase in farm numbers in the 1990's was the rapid increase in the number of small farms and an improvement in how the National Agricultural Statistics Service collects the data. A farm is defined by the National Agricultural Statistics Service as "any establishment from which \$1,000 or more of agricultural products were sold or would normally be sold during the year." This includes livestock and livestock products, fruit, vegetables, crops, greenhouse and nursery products, Christmas trees, and government program payments. In St. Croix County there are a growing number of people purchasing smaller acreages that qualify as a farm. At the same time the number of large farms is growing and the number of midsize farms is declining.

**Size and Number of Farms – 1997 & 2007**  
**St. Croix County & Surrounding Counties**

ACRES	COUNTIES									
	BARRON		DUNN		PIERCE		POLK		ST. CROIX	
	1997	2007	1997	2007	1997	2007	1997	2007	1997	2007
1-99	603	682	611	806	673	863	695	860	<b>922</b>	<b>1073</b>
100-179	321	250	366	322	309	260	378	299	<b>370</b>	<b>311</b>
180-259	289	178	205	188	211	140	197	144	<b>231</b>	<b>149</b>
260-499	358	234	358	269	227	155	262	166	<b>257</b>	<b>163</b>
500-999	87	105	117	110	73	73	91	67	<b>84</b>	<b>73</b>
1000-1999	18	26	34	36	25	31	19	38	<b>23</b>	<b>26</b>
2000 +	5	9	10	19	5	9	0	8	<b>8</b>	<b>13</b>

Source: Census of Agriculture 2007.

The chart above illustrates the shift to smaller and larger farms between 1997 and 2007. The number of farms between the acreage of 1 to 99 acres increased by 151 and over 1,000 acres



increased by 6 between 1997 and 2007. The number of farms between 100 to 999 acres declined by 246 during that time. Surrounding counties are also showing this general pattern.

The average size of a farm in St. Croix County is declining. In 1987, the average size reached a high of 212 acres and declined to 166 acres in 2002 and 2007. This is a trend seen in the surrounding counties of Barron, Polk, Dunn and Pierce and across the state. See the chart below.

***Average Size of Farms (Acres) – 1969 to 2007  
St. Croix County & Surrounding Counties***

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1969	178	207	187	180	192	183
1978	210	239	208	200	211	201
1987	226	264	217	215	212	221
1997	214	239	190	184	181	204
2002	214	237	177	177	166	204
2007	218	226	177	183	166	194

Source: Census of Agriculture 1969 - 2007.

Crop acres in St. Croix County have declined approximately 14,000 acres since 1990; however, crop acres are 1,000 acres greater than 1970. The chart below illustrates the number of crop acres in St. Croix County and surrounding counties. Crop acres are defined as the sum of the acres of corn, soybeans, barley, oats and all hay. It excludes the 2007 Conservation Reserve Program enrollment of 30,485 acres, other small grains (1,600 acres), vegetable crops (4,300+ acres) and nursery crops grown in 2005.

***Harvested Crop Acres – 1971 to 2006  
St. Croix County & Surrounding Counties***

COUNTY	1971	2000	2002	2006
Barron	166,750	177,500	187,700	192,500
Dunn	163,800	193,500	196,900	210,500
Pierce	149,200	159,600	164,300	154,000
Polk	132,250	158,700	149,500	148,600
<b>St. Croix</b>	<b>181,550</b>	<b>196,600</b>	<b>187,900</b>	<b>182,500</b>

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The number of acres of specific crops has changed dramatically over the years. The most dramatic change has been the huge reduction in the acres of oats grown and a corresponding increase in soybean acreage. In the early 1970's over 40,000 acres of oats were grown and only 3,000 acres of soybeans. In 2006, 41,300 acres of soybeans were grown and only 8,500 acres of oats. The amount of hay grown has declined reflecting a decrease in livestock numbers and a shift to row crops. Please see the chart below.

***Crop Acres – 1970 to 2006  
St. Croix County***

CROP	1970	1990	2002	2006
Corn	51,800	84,800	86,000	77,500
Oats	47,000	29,100	12,600	8,500
Barley	850	1,700	1,000	NA
Soybeans	2,600	16,300	31,000	41,300
All Hay	79,300	64,700	57,300	55,200

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

Yields of corn and soybeans have almost doubled since 1970. This is a dramatic change in 35 years. The chart below shows the changes in yields between 1970 and 2006. Yields declined significantly from the trend due to a drought in 2006. St. Croix County has large areas of very

productive, well drained, silt loam soils. The yield increases are due to improvements in crop genetics and management practices. There has also been favorable weather in years prior to 2006 and 2007 that has been an important factor in the increased yields.

***Average Yield (Bushels/Acre) – 1970 to 2006***

***St. Croix County & Surrounding Counties***

COUNTY	CORN					SOYBEANS				
	1970	1990	2002	2005	2006	1970	1990	2002	2005	2006
Barron	85	103	142	123	89	17	35	48	37	36
Dunn	85	120	141	143	100	20	37	46	35	35
Pierce	89	117	160	166	142	20	38	51	45	43
Polk	87	106	145	140	84	19	34	45	40	36
<b>St. Croix</b>	<b>79</b>	<b>115</b>	<b>150</b>	<b>158</b>	<b>90</b>	<b>20</b>	<b>37</b>	<b>49</b>	<b>45</b>	<b>34</b>

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The dairy industry is the largest single enterprise in St. Croix County's agricultural sector. It will typically account for 55 to 65 percent of the total cash farm receipts in the county. There are about 21,900 dairy cows on 198 dairy farms in St. Croix County as of 2006. Since the early 1990's cow numbers have been slowly declining from 26,500 in 1995 to 21,900 cows in 2006. See the chart below.

***Dairy Cow Numbers – 1975 to 2006***

***St. Croix County & Surrounding Counties***

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1975	48,800	41,000	26,300	35,200	<b>35,400</b>	1.81 million
1985	49,700	43,800	28,500	34,700	<b>36,900</b>	1.88 million
1995	37,500	32,000	21,500	24,000	<b>26,500</b>	1.49 million
2000	29,000	21,500	18,400	18,100	<b>24,200</b>	1.29 million
2003	27,000	21,000	18,000	17,500	<b>23,000</b>	1.26 million
2006	25,000	22,400	17,200	16,000	<b>21,900</b>	1.24 million

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The average milk production per cow in St. Croix County is frequently in the top ten counties in the state according to the National Agricultural Statistics Service. The average milk production is consistently above that of the neighboring counties and the state average. See the chart below. This is a reflection of the dairy producers management abilities with cows and producing, harvesting and/or purchasing quality feeds. There is also a strong support of agricultural equipment and input suppliers, livestock health care, dairy nutrition and education professionals.

***Average Production Per Cow (Lbs) – 1975 to 2006***

***St. Croix County & Surrounding Counties***

YEAR	COUNTIES					WISCONSIN
	BARRON	DUNN	PIERCE	POLK	ST. CROIX	
1975	10,200	10,200	10,600	10,300	<b>10,600</b>	10,430
1985	13,000	13,200	13,000	12,800	<b>13,700</b>	13,166
1995	14,900	15,800	15,300	15,300	<b>16,200</b>	15,397
2000	16,300	16,500	17,200	16,700	<b>18,400</b>	17,182
2003	16,300	16,900	17,300	17,400	<b>18,500</b>	17,728
2006	16,700	18,100	17,600	17,600	<b>19,300</b>	18,824

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

The number of cattle and calves in St. Croix County has declined from 92,000 in 1972 to 63,000 in 2007. This number includes beef and dairy cattle. Please see the chart below. This is a consistent trend reflected in surrounding counties and across the state.

***Cattle & Calves – 1975 to 2007***  
***St. Croix County & Surrounding Counties***

COUNTY	1975	1985	1995	2003	2007
Barron	111,000	102,000	80,000	69,000	68,500
Dunn	105,400	105,000	77,000	62,000	64,500
Pierce	88,000	85,000	63,000	53,000	53,000
Polk	100,800	80,100	57,000	48,500	48,500
<b>St. Croix</b>	<b>104,500</b>	<b>95,000</b>	<b>72,000</b>	<b>60,000</b>	<b>63,000</b>

Source: National Agricultural Statistics Service: Agricultural Statistics Data Base.

Swine numbers have also declined. There are about four major producers in the county and several farms with small numbers of swine.

Technology use in agriculture is also changing. It is becoming more diverse. For example, the production of milk may be done via grazing, confinement housing and stored feeds, or a combination of both methods. A producer may choose to be certified to produce the crops, milk, or meat organically. Crop producers have the option of selecting genetically modified seed that has a level of resistance to specific herbicides or insects. Equipment is becoming more precise. Yields are being monitored as the combine crosses a field using yield monitors and global positioning equipment.

In summary, the St. Croix County agricultural sector provides over \$524 million of economic activity to the St. Croix County economy. There are large areas of very productive, well drained silt loam soils in St. Croix County that are the basis to the dairy and livestock and cash crop industries of St. Croix County. The changes occurring in the agricultural sector are similar to what is occurring in surrounding counties. These include slowly declining dairy and livestock numbers and crop acres. The number of farms under 100 acres and farms over 1,000 acres are increasing. These changes are similar to what is occurring across the state and nationally. Technology is becoming more diverse. Producers are using various forms of technology to meet their personal and business goals.



## AGRICULTURAL INVENTORY

### ***Acres in Farmland – 1978 to 2007 St. Croix County***

ACRES	1978	1982	1987	1992	1997	2002	2007
Total Farmland	365,832	352,472	334,028	308,460	312,076	310,178	308,275
% of County Land Area	78.4%	75.5%	73.7%	66.1%	66.8%	66.4%	66.0%
Total Cropland	281,165	267,724	262,347	244,807	237,069	232,792	222,427

Source: U.S. Census of Agriculture, 1978-2007

- From 1978 to 2007 there has been a steady decline in total acres of farmland in St. Croix County. During that time frame approximately 12 percent or 57,500 acres of land have been shifted to other uses. Farmland includes crops, pasture, woodland, land in the Conservation Reserve (CRP) and Wetland Reserve programs (WRP) and rented land.
- Cropland has seen a similar decrease. From 1978 to 2007, 13 percent or 58,700 acres of cropland have been shifted to other uses.

### ***Acres of Farmland on Tax Rolls Including Improvements – 1997 to 2009 Deer Park – Emerald & Neighboring Communities***

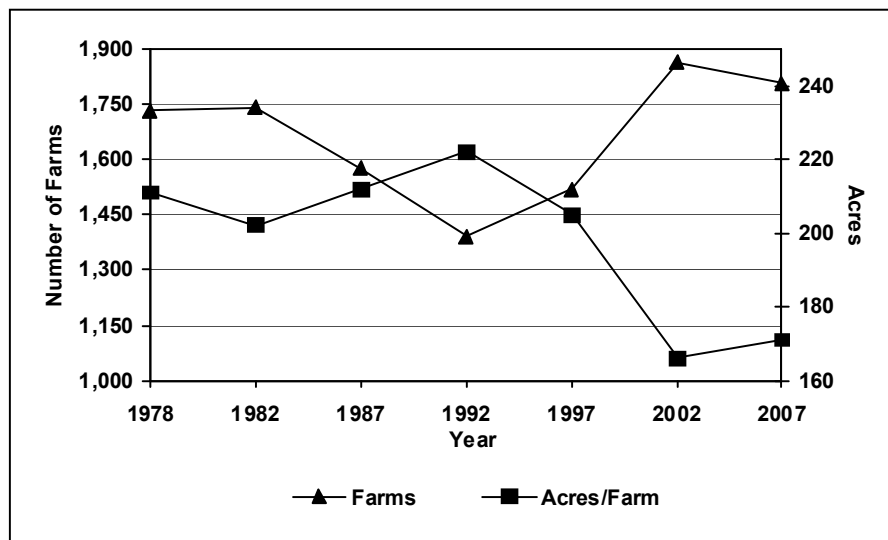
COMMUNITY	TOTAL ACRES	FARMLAND ACRES ON TAX ROLLS			% CHANGE		% OF TOTAL ACRES TAXED AS FARMLAND	
	2009	1997	2002	2009	97-02	02-09	2002	2009
<b>TOWN</b>	<b>2009</b>	<b>1997</b>	<b>2002</b>	<b>2009</b>	<b>97-02</b>	<b>02-09</b>	<b>2002</b>	<b>2009</b>
<b>Emerald</b>	<b>22,282</b>	<b>18,769</b>	<b>15,244</b>	<b>15,830</b>	<b>-18.8%</b>	<b>3.8%</b>	<b>68.4%</b>	<b>71.0%</b>
Baldwin	20,446	18,423	14,440	14,369	-21.6%	-0.5%	70.6%	70.3%
Cylon	22,258	14,285	12,613	15,077	-11.7%	19.5%	56.7%	67.7%
Erin Prairie	22,440	19,092	16,718	16,782	-12.4%	0.4%	74.5%	74.8%
Glenwood	21,852	16,233	14,227	14,031	-12.4%	-1.4%	65.1%	64.2%
<b>V. Deer Park</b>	<b>534</b>	<b>314</b>	<b>181</b>	<b>221</b>	<b>-42.4%</b>	<b>22.1%</b>	<b>33.9%</b>	<b>41.4%</b>
V. Star Prairie	1,234	777	464	496	-40.3%	6.9%	37.6%	40.2%
V. Wilson	1006	914	242	290	-73.5%	19.8%	24.1%	28.8%
<b>St. Croix County</b>	<b>408,554</b>	<b>319,670</b>	<b>260,646</b>	<b>257,931</b>	<b>-18.5%</b>	<b>-1.0%</b>	<b>59.5%</b>	<b>63.1%</b>

Source: Wisconsin Department of Revenue and St. Croix County Planning and Zoning.

- From 1997 to 2002 the acres of farmland on the tax rolls decreased by about 19 percent but from 2002 to 2009 the acreage increased by about 5 percent in the Town of Emerald.
- The acres of farmland on the tax rolls also decreased in the surrounding towns with the greatest decrease in Baldwin and somewhat less in Cylon, Erin Prairie and Glenwood.
- About half of this decrease has been due to the conversion of farmland to other uses; the other half has been caused by reclassification of land from farmland to swamp and waste.
- The increase in farmland from 2002 to 2009 may be due to increased production on marginal acres and the increase in land classified as farmland because of the tax advantages of use-value assessment.
- The Village of Deer Park experienced a dramatic decrease in the acres of farmland on the tax roll from 1997 to 2002, dropping by over 40 percent but then from 2002 to 2009 the acreage increased by over 20 percent.
- Similar trends occurred in the villages of Star Prairie and Wilson.

- These changes are probably also due to the changes in how agricultural land is assessed and the tax incentives of use value assessment.
- Farmland continues to be the predominant land use in the eastern towns of St. Croix County, including Stanton, Cylon, Forest, Erin Prairie, Emerald, Glenwood, Hammond, Baldwin, Springfield, Pleasant Valley, Rush River, Eau Galle and Cady.
- Farmland is steadily being replaced by residential housing as the predominant land use in the western towns of St. Croix County, including Richmond, Star Prairie and Somerset.

***Number and Size of Farms -- 1978 to 2007  
St. Croix County***



Source: U.S. Census of Agriculture, 1978 – 2007

- The number of farms in St. Croix County was steadily declining and the average size of farms was steadily increasing until the mid 1990's.
- From 1992 to 1995 there was a slight reversal of these trends. Then from 1997 to 2002 there was a sharp shift to smaller acreages and more farms. Several things caused these trends reversals.
- A general increase in affluence in the metropolitan area caused an influx of people who purchased small acreage farmettes in St. Croix County.
- Wisconsin adopted use-value assessment; this greatly decreased the holding cost of land and encouraged people to purchase additional acres when they could be identified as a farm.
- There has also been an increase in the market for horticulture products, organic vegetables and other non-traditional livestock that are produced on smaller acreage farms.
- From 2002 to 2007 the sharp shift of a greater number of smaller farms began to level off.

**Farms by Type -- 1978 to 2007**  
**St. Croix County**

FARM TYPE	1978	1982	1987	1992	1997	2002	2007
Livestock	454	498	422	397	392	398	401
Dairy	734	762	630	511	338	228	192
Other Animal & Poultry	84	86	88	103	101	216	211
Cash Grains	264	231	226	182	489	280	232
Field Crops (other than cash grains)	96	83	125	115	147	664	689
Other Crop	102	81	85	83	53	78	83
<b>TOTAL</b>	<b>1,734</b>	<b>1,741</b>	<b>1,576</b>	<b>1,391</b>	<b>1,520</b>	<b>1,864</b>	<b>1808</b>

Source: U.S. Census of Agriculture, 1978 - 2007

**Farms by Size -- 1978 to 2007**  
**St. Croix County**

FARM SIZE	1978	1982	1987	1992	1997	2002	2007
1-9 Acres	54	88	64	66	47	100	62
10-49 Acres	225	277	247	218	316	566	583
50 to 179 Acres	631	615	565	480	585	731	739
180 to 499 Acres	701	641	571	496	460	348	312
500 to 999 Acres	106	99	107	109	82	82	73
1000 or More Acres	17	21	22	22	30	37	39
<b>Total</b>	<b>1,734</b>	<b>1,741</b>	<b>1,576</b>	<b>1,391</b>	<b>1,520</b>	<b>1,864</b>	<b>1808</b>

Source: U.S. Census of Agriculture, 1978 - 2007

**Farms by Value of Sales -- 1978 to 2007**  
**St. Croix County**

SALES	1978	1982	1987	1992	1997	2002	2007
\$0 to \$4,999	427	459	392	374	624	1,088	1041
\$5000 to \$9,999	208	178	168	149	141	138	159
\$10,000 to \$24,999	228	172	220	192	199	200	169
\$25,000 to \$49,999	265	194	197	144	132	105	97
\$50,000 to \$99,999	468	472	299	221	164	116	99
\$100,000 to \$249,999	122	226	263	246	185	137	124
\$250,000 to \$499,999	13	39	29	51	55	53	71
\$500,000 or more	3	1	8	14	20	27	48
<b>Total</b>	<b>1,734</b>	<b>1,741</b>	<b>1,576</b>	<b>1,391</b>	<b>1,520</b>	<b>1,864</b>	<b>1808</b>

Source: U.S. Census of Agriculture, 1978 - 2007

- From 1978 to 1997, livestock, dairy and poultry farms were generally decreasing in farm numbers while crop farming was increasing in farm numbers.
- However, between 1997 and 2002 all types of farms have increased in number along with the general increase in farm numbers.
- From 2002 to 2007 dairy, poultry and cash grain farms have decreased while slight increases were experienced in livestock and crop farms.
- There has been a steady increase in the number of small farms, less than 50 acres, and large farms, over 1000 acres, while mid-size farms and the more traditional sizes, have been steadily declining over the past three decades.
- Farms less than 50 acres account for 36 percent of farm numbers.

- Also over the past two decades, there has been a steady increase in the number of farms in the lower sales brackets and in the upper sales brackets while there has been a steady decrease in the number of farms in the middle sales brackets.
- Farms with sales over \$500,000 nearly doubled from 2002 to 2007.
- These trends correspond to the increase in smaller acreage farms and possibly relate to the increase in farm operators who are not principal operators.

***Farm Operator Characteristics -- 1978 to 2007***  
***St. Croix County***

	1978	1982	1987	1992	1997	2002	2007
Total Farms	1,734	1,741	1,576	1,391	1,520	1,864	1808
Ownership							
Individual/Family Farms	1,537	1,505	1,346	1,193	1,341	1,672	1580
Partnerships	167	178	175	127	99	109	121
Corporation-Family	23	50	51	59	54	64	75
Corporation-Other	1	1	2	5	7	3	11
Other (Coop, trust, etc.)	6	7	2	7	19	16	21
Principal Occupation Farming	1,107	1,076	974	819	733	941	747
Principal Occupation Other	627	665	602	572	787	923	1061
Average Years on Present Farm	16	16	19	21	22	21	21
Male Operators	1,689	1,682	1,528	1,317	1,386	1,643	1542
Female Operators	45	59	48	74	134	221	266
Average Age	48	47	49	50	51	53	56

*Source: Census of Ag, 1978 - 2007*

- Farm ownership has not varied much in St. Croix County over the past 20 years. Family farms continue to predominate.
- The number of farmers whose principal occupation is farming remained fairly constant from 1978 to 2002.
- However, from 1997 to 2007 the number of farmers claiming a different principal occupation has increased steadily to nearly 60 percent of all farmers in 2007.
- This increase correlates to the increase in smaller acreage farms and the increase in the total number of farms in St. Croix County.
- The number of years on the present farm has been very consistent over the past 20 years, but the average age of the owner/operator has been steadily increasing.
- There has also been a significant increase in the number of female operators since 1992, a 260 percent increase since that time.

## AGRICULTURAL PRODUCTION

### Farm Crop Production -- 1978 to 2007 St. Croix County

HARVESTED CROPS	1978	1982	1987	1992	1997	2002	2007
Corn for Grain (bushels)	7,015,000	5,019,000	7,269,000	5,875,900	9,844,000	8,593,600	5,353,544
Corn for Silage (tons)	204,000	283,000	162,400	211,100	206,500	240,900	222,851
Wheat (bushels)	64,500	39,400	31,600	20,700	16,000	202,900	46,644
Barley (bushels)	47,600	48,100	95,900	87,900	131,400	25,700	30,689
Oats (bushels)	1,569,000	1,402,000	896,400	726,900	536,000	351,000	295,036
Soybeans (bushels)	127,000	221,000	370,300	360,600	709,100	1,451,100	949,282
Forage All - Hay, Haylage, Silage & Green Chop (tons)	NA	293,500	237,300	183,300	243,700	194,900	123,470

Source: National Agricultural Statistics Service, 1978-1997, U.S. Census of Agriculture, 1987, 1992, 1997, 2002 & 2007

- Crop production has shifted dramatically over the past 20 years.
- Corn grain and soybean production have increased while oats, barley and hay have all decreased. Corn silage has increased a little. The shift in crop types away from forage and feed to grain production is related to the decreasing number of farm animals.
- Wheat had a considerable increase from 1997 to 2002 with a return to previous numbers in 2007.
- From 2002 to 2007 crop production in St. Croix County experienced decreases in all areas except barley.

### Farm Livestock Production -- 1978 to 2007 St. Croix County

Livestock	1978	1982	1987	1992	1997	2002	2007
Milk Cows	35,500	36,800	35,500	29,600	24,000	21,800	21,600
Milk (1000 pounds)	415,350	474,720	521,860	461,760	415,200	428,400	419,040
Milk Per Cow	11,700	12,900	14,700	15,600	17,300	18,000	19,400
Cattle & Calves	91,000	94,900	92,000	79,000	62,800	59,800	59,400
Hogs and Pigs Sold	31,863	35,593	35,900	22,400	11,100	13,700	14,700

Source: National Agricultural Statistics Service 1978 - 2007

- Despite a decreasing number of milk cows, production per cow has continued to climb so that in general milk production in St. Croix County has remained relatively constant over the past 30 years.
- Other livestock categories have decreased dramatically over the same time frame.
- These changes reflect the changes in technology and farm labor costs and conflicts with residential property owners and livestock production.

- There are five dairy farms in St. Croix County with permits for over 1,000 animal units. The farms are located in the towns of Emerald, Hammond, Pleasant Valley, Rush River and St. Joseph. Emerald Dairy, in the Town of Emerald, at present has 1,600 animal units, although it is permitted for up to 3,400.
- There is also a large turkey operation in the Town of Richmond with over 1,000 animal units.

***State and National Ranking by County -- 2007***  
***St. Croix County***

CATEGORY	QUANTITY	STATE RANK	NATIONAL RANK
Oats (acres)	4,369	<b>10 of 70</b>	<b>62 of 1,957</b>
Grain, oilseeds, dry beans and drypeas	\$23,647,000	26 of 71	923 of 2,933
Soybeans (acres)	36,019	12 of 66	641 of 2,039
Nursery, greenhouse, floriculture & sod	\$4,067,000	18 of 70	542 of 2,703
Corn for grain (acres)	66,522	17 of 68	475 of 2,634
Corn for silage (acres)	16,097	15 of 70	<b>64 of 2,263</b>
Vegetables, melons, potatoes, & sweet potatoes	\$2,115,000	33 of 71	564 of 2,796
Other crops & hay	\$2,153,000	21 of 72	811 of 3,054
Total Value Of Crops Incl. Nursery & Greenhouse	\$32,269,000	33 of 72	1,157 of 3,072
Turkeys Inventory	Not Available	<b>6 of 70</b>	Not Available
Aquaculture	\$457,000	<b>9 of 58</b>	351 of 1,498
Horses & Ponies Inventory	3,389	<b>6 of 72</b>	202 of 3,066
Horses, ponies, mules, burros & donkeys	\$353,000	<b>9 of 70</b>	687 of 3,024
Poultry & eggs	\$11,443,000	<b>9 of 72</b>	533 of 3020
Hogs & Pigs Inventory	8,053	14 of 71	746 of 2,958
Hogs & Pigs Sold	\$1,794,000	15 of 71	783 of 2,922
Milk & other dairy products	\$80,409,000	22 of 70	<b>82 of 2,493</b>
<b>Total Value Of Livestock And Their Products</b>	<b>\$110,252,000</b>	<b>25 of 72</b>	<b>337 of 3,069</b>
<b>Total Value Of All Ag Products Sold</b>	<b>\$142,521,000</b>	<b>31 of 72</b>	<b>577 of 3,076</b>

Source: US Census of Agriculture National Agricultural Statistics Service.

- The chart above shows St. Croix County's rank for the top commodities. Rankings in the top 10 counties for the state of Wisconsin and top 100 counties for the nation are marked in bold.
- Turkey, aquaculture and poultry production are among the highest in the state. Horses and pony inventory and value are also among the top.
- Nationally, St. Croix County ranks highest in oats and corn for silage relative to crop production.
- Despite a decline in the number of dairy farms, St. Croix ranks 82 of 2,493 counties nationwide in the value of milk and other dairy products sold.

**Commodity Values (in Millions) -- 1978 to 2007**  
**St. Croix County**

CATEGORY	1978	1982	1987	1992	1997	2002	2007
All Livestock, Poultry & Products	\$55.6	\$82.8	\$75.2	\$79.1	\$65.8	\$69.2	\$110.3
Dairy Products	\$37.6	\$59.4	\$53.5	\$55.5	\$49.7	\$51.2	\$80.4
Cattle and Calves	\$10.4	\$13.9	\$14.0	\$17.8	\$11.4	\$12.1	\$15.4
Poultry & Eggs	\$4.3	\$5.4	\$3.9	\$3.1	\$2.2	\$3.9	\$11.4
Hogs & Pigs	\$2.8	\$3.8	\$3.4	\$2.2	\$1.3	\$1.0	\$1.8
All Crops	\$11.4	\$10.8	\$14.0	\$14.5	\$25.8	\$28.6	\$32.3
Corn for Grain	\$6.8	\$6.8	\$8.6	\$8.6	\$14.4		
Soybeans	NA	\$1.1	\$1.6	\$1.9	\$4.0	\$19.5*	\$23.6*
Oats	NA	\$0.5	0.4	\$0.3	\$0.3		
Hay, Silage	\$2.2	\$1.2	\$2.0	\$2.0	\$2.8	\$2.1	\$2.2
Nursery & Greenhouse	\$0.1	N/A	\$0.4	\$0.6	\$2.4	\$3.3	\$4.0
Vegetables, Melons	\$0.9	\$0.7	\$0.8	\$0.9	\$1.7	\$3.5	\$2.1
<b>Total All Sales</b>	<b>\$67.0</b>	<b>\$93.7</b>	<b>\$89.2</b>	<b>\$93.6</b>	<b>\$91.6</b>	<b>\$97.9</b>	<b>\$142.5</b>

\*Categories combined for 2002 & 2007. Source: U.S. Census of Agriculture, 1978 - 2007

- Total commodity sales in St. Croix County has remained relatively constant for approximately 25 years, with a considerable increase in 2007 which can be attributed to an increase in milk and dairy prices.
- Commodity values reflect the decreasing importance of livestock farming in the County and the increasing importance of crop farming, especially corn and soybeans.
- Also gaining significant market share are nursery and greenhouse and vegetable and melon farming.
- Despite these shifts, dairy products have continued to account for over 50 percent of all commodity values for the past 20 years.

**Farm Income -- 1978 to 2007**  
**St. Croix County**

AVERAGES	1978	1982	1987	1992	1997	2002	2007
Average Sales/Farm	\$38,638	\$53,799	\$56,625	\$67,295	\$60,267	\$52,502	\$78,828
Average Expense/Farm	NA	NA	\$44,105	\$56,786	\$49,059	\$45,695	\$69,521
Average Net Cash Return on Ag Sales/Farm	NA	NA	\$12,230	\$12,877	\$10,455	\$10,795	\$17,298
Average Net Cash Return on Ag Sales/Farms > \$10,000 in Sales	NA	NA	\$27,976	\$39,386	\$40,772	NA*	NA*

Source: U.S. Census of Agriculture, 1978 - 2007 \* The information is not available.

- Overall, farm income has decreased for about 15 years with an increase in 2007, yet a considerable increase in farm expenses was also experienced during this time.
- Farm income for farms with ag sales greater than \$10,000 has increased over the past 15 years. This dichotomy may be due to the increase in farm numbers, many of which are probably emerging market or hobby farms.
- Net farm income saw an increase of about 60 percent from 2002 to 2007.



## AGRIBUSINESS ACTIVITY

### *Types of Agribusinesses - 1978 to 2007* *St. Croix County*

Type	1978	1982	1987	1992	1997	2002	2007
Agricultural Services	<b>12</b>	<b>15</b>	<b>23</b>	<b>28</b>	<b>41</b>	<b>60</b>	<b>69</b>
Animal Product Support	NA	NA	NA	NA	6	6	6
Veterinary	NA	NA	NA	NA	12	16	18
Landscape & Horticulture	NA	NA	NA	NA	23	38	45
Manufacturing	<b>9</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>14</b>	<b>15</b>	<b>18</b>
Food & Kindred	8	9	9	10	12	13	15
Farm/Garden Machinery	1	1	1	1	2	2	3
Wholesale Trade	<b>22</b>	<b>26</b>	<b>17</b>	<b>19</b>	<b>21</b>	<b>18</b>	<b>12</b>
Farm/Garden Machinery/Equipment	11	15	6	6	9	9	2
Farm Product Raw Material	NA	NA	NA	NA	3	4	3
Farm Supplies	11	11	11	13	9	5	7
<b>Total Agribusinesses</b>	<b>43</b>	<b>51</b>	<b>50</b>	<b>58</b>	<b>76</b>	<b>93</b>	<b>99</b>
<b>Total Businesses</b>	<b>736</b>	<b>793</b>	<b>1,041</b>	<b>1,247</b>	<b>1,584</b>	<b>1,895</b>	<b>2,187</b>

Source: U.S. Census, County Business Patterns, 1978 – 2007

- From 1978 to 2007 agribusiness services have continued to increase in number.
- There have been related increases in the manufacturing industry.
- During this same time frame the wholesale services related to the agricultural industry have decreased in number.

It is important to recognize the nontraditional farming activities that are developing in St. Croix County. As the above statistics illustrate, small farms are growing in number and acreage. Many are horticulture-related businesses, which is a strong emerging market. There is also a growing consumer interest in buying locally grown, low or pesticide-free fruits and vegetables, free-range chickens, organic and grass-fed beef and lamb and minimally processed foods.

The reuse, maintenance and redevelopment of existing farm structures is also growing as more and more traditional farms are consolidated into larger or smaller operations. The existing farm buildings are an important economic and cultural resource in the rural areas and should continue to be utilized. Many of these structures are used for covered storage of seasonal equipment such as boats, recreational vehicles, snowmobiles, etc. These structures have also been converted to other uses such as a meeting hall, recreation facility or clubhouse.

## ***AGRICULTURAL LANDS***

Prime farmland is the land that is best suited to food, feed, forage, fiber, and oilseed crops. It may be cultivated land, pasture, woodland or other land, but it is not existing urban and built-up land, or water areas. The soil qualities, growing season, and moisture supply are factors needed for a well-managed soil to produce a sustained high-yield of crops in an economic manner. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment. Historically, soils that fall into classes I, II, and III of the Soil Conservation Service's capability unit classification system are considered prime agricultural lands. The value of these lands for agriculture is associated with not only their soil class, but also with their size, present use and any regulatory framework for their protection.

### ***SUITABILITY FOR AGRICULTURE***

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), in establishing a uniform, national identification of productive farmlands, created a soil classification system that categorizes soils by their relative agricultural productivity. There are two categories of highly productive soils; national prime farmland and farmland of statewide significance. National prime farmland is well suited for the production of food, feed, forage, fiber and oilseed crops, and has the soil qualities, available moisture and growing season required to produce economically sustained high yields of crops when properly managed. Farmland of statewide significance are those lands, in addition to national prime farmland, which are of statewide importance for the production of food, feed, forage, fiber and oilseed crops. Soils that fall into classes I, II, and III of the Natural Resources Conservation Service's capability unit classification system are considered prime agricultural lands.

In 1981, NRCS developed a new system for evaluating agricultural lands, "Land Evaluation and Site Assessment," (LESA) which uses more detailed considerations of soil capability and potential yields, and provides for the assessment of factors beyond soil productivity in the determination of agricultural potential. The system is now widely used throughout the U.S. The LESA system presents the opportunity to define agricultural lands that have the most productive potential.

### ***LAND EVALUATION AND SITE ASSESSMENT FOR AGRICULTURE***

The Land Evaluation and Site Assessment (LESA) system is a point-based approach that is generally used for rating the relative value of agricultural land resources. In basic terms, a given LESA model is created by defining and measuring two separate sets of factors. The first set, **Land Evaluation**, includes factors that measure the inherent soil-based qualities of land as they relate to agricultural suitability. The second set, **Site Assessment**, includes factors that are intended to measure social, economic and geographic attributes that also contribute to the overall value of agricultural land. While this dual rating approach is common to all LESA models, the individual land evaluation and site assessment factors that are ultimately utilized and measured can vary considerably, and can be selected to meet the local or regional needs and conditions a LESA model is designed to address. The LESA methodology lends itself well to adaptation and customization in individual states and localities. Also in addition to ranking soils for agricultural potential, the LESA system can provide a systematic and objective way to evaluate and numerically rank soils for their relative value for any specific use.

The Land Evaluation and Site Assessment (LESA) system is an analytical tool used to assist decision makers in comparing agricultural sites based on their agricultural value. The LESA system provides an objective and consistent tool to aid decision-makers in evaluating the relative importance of specific sites for continued agricultural use. In this sense, it is a tool for

determining the best use of a site. While in some cases the best use may be some type of development, there are many other situations where the best use is to remain in agriculture. Also, there may be instances where the land is not suitable for agriculture, but neither is it a suitable location for development. In such situations, the LESA system is a valuable tool for determining the use with the least detrimental impact to the environment, economy and aesthetics.

As noted earlier, there are two components to the LESA system; the **Land Evaluation (LE)** portion of the system, which is based on soils and their characteristics, and the **Site Assessment (SA)** portion of the system, which rates other attributes affecting a site's relative importance for agricultural use. The Land Evaluation portion is stable and unchanging because the soils do not change and the data relative to those soils takes a long time to accumulate. The Site Assessment is dynamic and changes on a continual basis because there are regular changes in development, property ownership, roadway improvements, sewer expansions, etc. happening throughout an area.

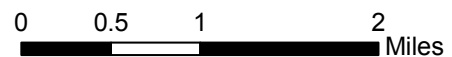
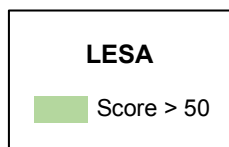
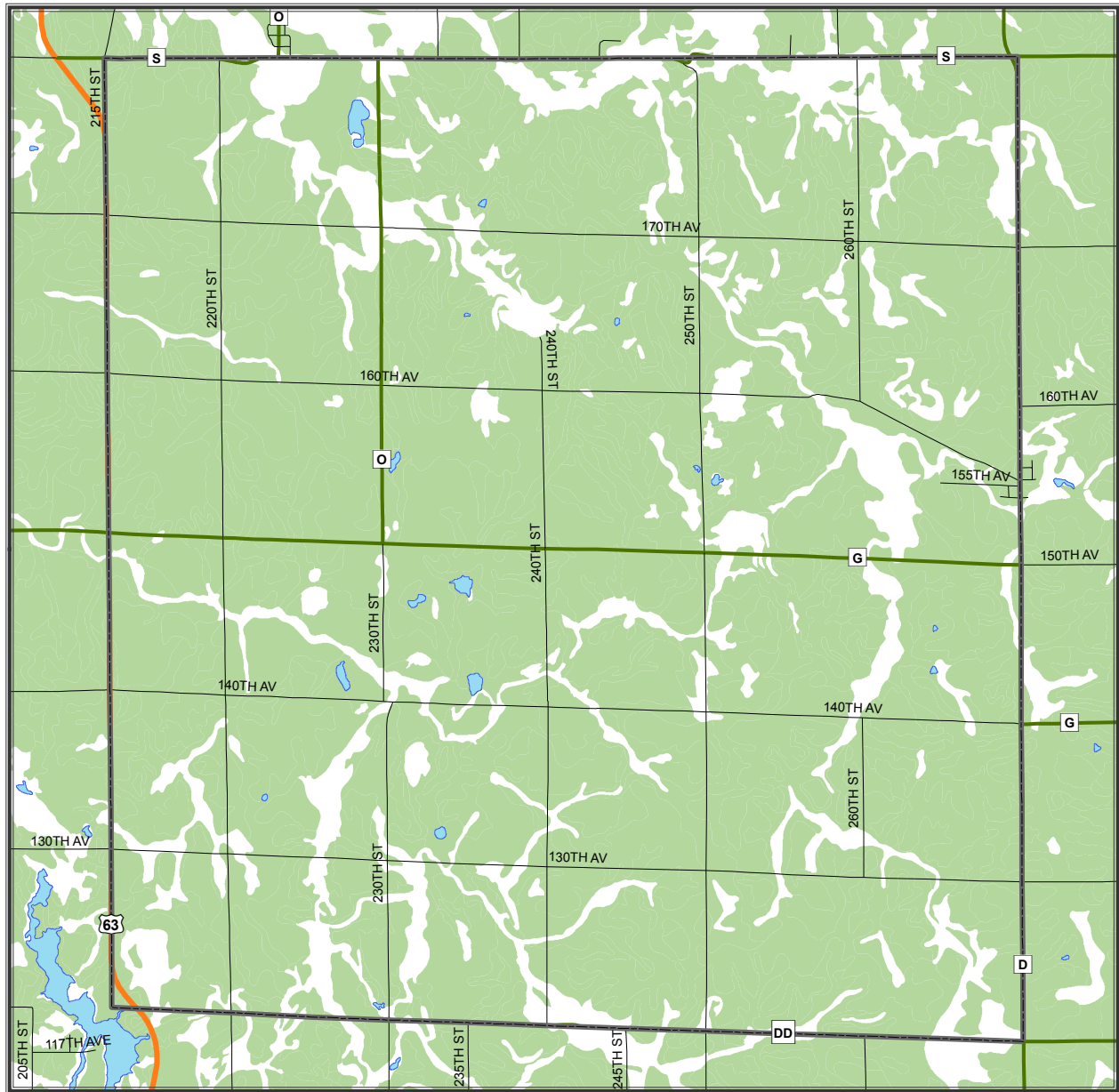
A LESA system was developed for St. Croix County by a committee consisting of members of the Land and Water Conservation and Planning and Zoning committees; citizens; town officials; county staff from the Land and Water Conservation, Zoning and Planning departments; and NRCS staff. A detailed manual describing how the County's LESA system works and how it was developed is available from the St. Croix County Land Conservation Department. As an appropriate base of information for the agricultural productivity of land in the Town of Emerald only the Land Evaluation component of LESA is discussed here.

Many physical and chemical soil properties are considered in the LE rating, either directly or indirectly, including soil texture and rock fragments, slope, wetness and flooding, soil erodibility, climate, available water capacity, pH (alkalinity versus acidity), and permeability. Three soil property indexes are combined to produce the LE soil component rating, Productivity Index for corn and alfalfa, Land Capability Class and National Prime Farmland. This produces a rating that reflects the most important soil considerations for agricultural use in St. Croix County. Higher numbers mean greater value for agriculture. LE ratings reflect this productivity potential, as well as the economic and environmental costs of producing a crop. Possible LE ratings range from 0 to 100.

The LESA Committee with assistance from the St. Croix County Land Conservation Department and the District NRCS Soil Scientist selected soils with a score of 50 or more as the soils with agricultural production potential. The Potentially Productive Agriculture Map of the Physical Features map series depicts the LESA Agricultural Soils with a score of 50 or more. Please see the map below.

The LESA system is very flexible. It could be adapted to fit the needs of decision-makers at the local level. Procedures, and information on developing entire LESA systems, are in guidebooks, manuals and other literature, which are available from the NRCS. Local decision-makers can use the guidance to develop a LESA system, which evaluates land, based on local objectives for preservation and management. The Town of Emerald may want to address potential application of the LESA system in its goals, objectives and policies and may want to explore and evaluate its potential use within the town as part of the implementation section.

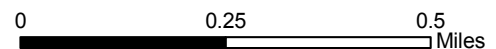
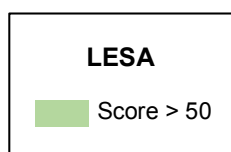
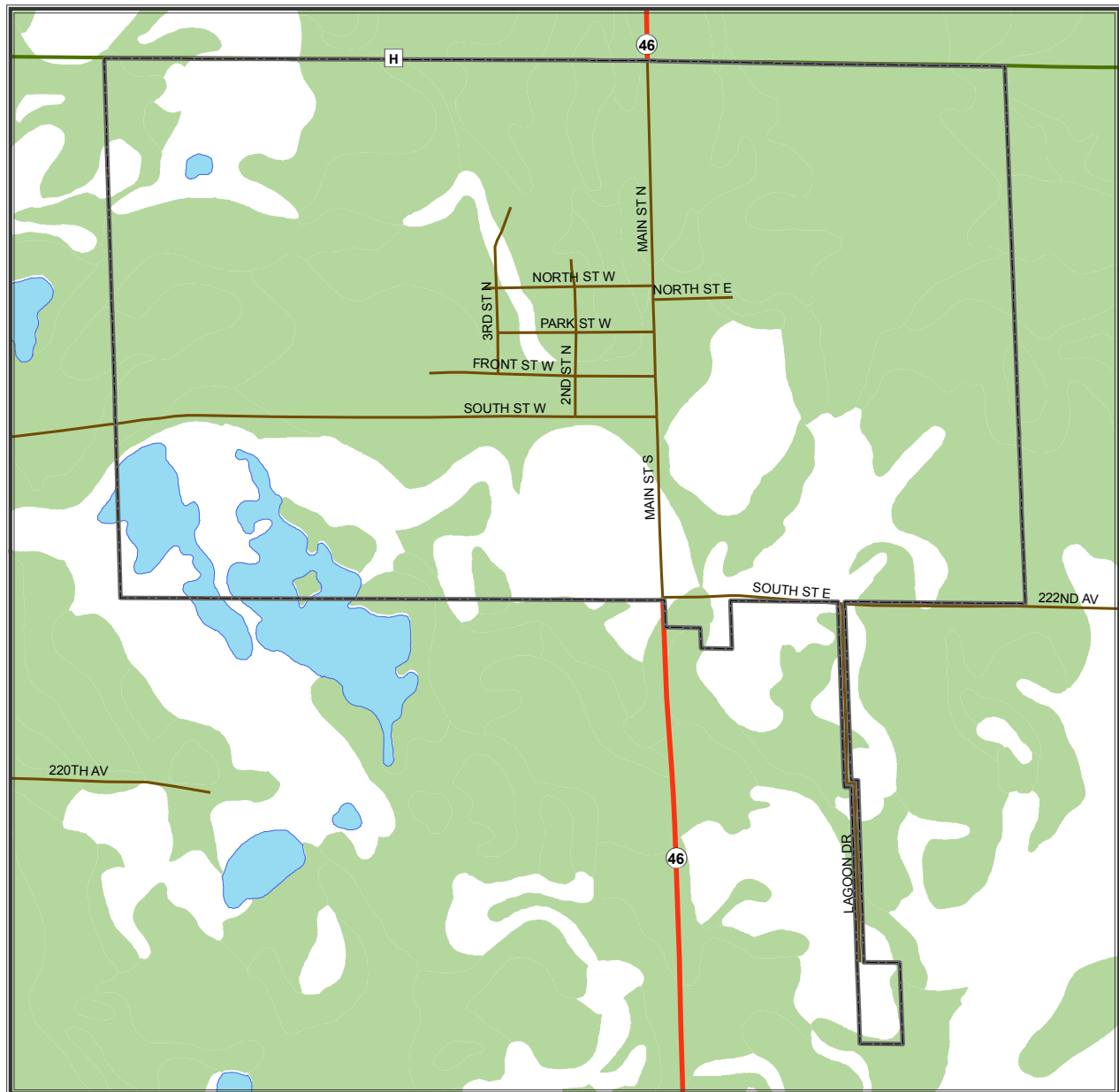
# Potentially Productive Agriculture Land Town of Emerald



Emerald Boundary

SOURCE: NRCS & St. Croix County LESAs

## Potentially Productive Agriculture Land Village of Deer Park



Deer Park Boundary

SOURCE: NRCS & St. Croix County LESAs

## ***WORKING LANDS INITIATIVE***

The Wisconsin Working Lands Initiative was passed as a part of the state's 2009-2011 biennial budget process. The initiative can be found primarily in Chapter 91 of the Wisconsin State Statutes. The goals of the initiative is to achieve preservation of areas significant for current and future agricultural uses through successful implementation of these components:

- Expand and modernize the state's existing farmland preservation program.
- Establish agricultural enterprise areas (AEAs)
- Develop a purchase of agricultural conservation easement matching grant program (PACE).

### **Expand And Modernize The State's Existing Farmland Preservation Program**

- Modernize county farmland preservation plans to meet current challenges
- Provide planning grants to reimburse counties for farmland preservation planning
- Establish new minimum zoning standards to increase local flexibility and reduce land use conflicts; local governments may apply more stringent standards
- Increase income tax credits for program participants
- Improve consistency between local plans and ordinances
- Simplify the certification process and streamline state oversight
- Ensure compliance with state soil and water conservation standards
- Collect a flat per acre conversion fee when land under farmland preservation zoning is re-zoned for other uses

### **Establish Agricultural Enterprise Areas**

- Maintain large areas of contiguous land primarily in agricultural use and reduce land use conflicts
- Encourage farmers and local governments to invest in agriculture
- Provide an opportunity to enter into farmland preservation agreements to claim income tax credits
- Encourage compliance with state soil and water conservation standards

### **Develop A Purchase Of Agricultural Conservation Easement (Pace) Grant Program**

- Protect farmland through voluntary programs to purchase agricultural conservation easements
- Provide up to \$12 million in state grant funds in the form of matching grants to local governments
- and non-profit conservation organizations to purchase agricultural conservation easements from willing sellers
- Stretch state dollars by requiring grants to be matched by other funds such as federal grants, local contributions and/or private donations
- Establish a council to advise the state on pending grants and proposed easement purchases
- Consider the value of the proposed easement for preservation of agricultural productivity, conservation of agricultural resources, ability to protect or enhance waters of the state, and proximity to other protected land
- Ensure consistency of state-funded easement purchases with local plans and ordinances

The Working Lands Initiative is less than a year old and is still in the development stage. Up-to-date information is available from the State's website:

[www.datcp.state.wi.us/workinglands/index.jsp](http://www.datcp.state.wi.us/workinglands/index.jsp).

## FARMLAND PRESERVATION & EXCLUSIVE AG ZONING

This section would not be complete without a discussion of farmland preservation and exclusive ag zoning in St. Croix County. In 1980 the St. Croix County Board of Supervisors adopted a Farmland Preservation Plan. The Plan was intended to guide development away from the most valuable agricultural resources in the County. The plan was written with extensive input from citizens and local officials, especially towns. The Farmland Preservation plan identified several tools for farmland protection. The only tool that was implemented was exclusive ag zoning. The other tools, identifying growth areas and setting development density in conjunction with smaller lot sizes, were not accepted. The plan was developed between 1978 and 1980 as a result of development pressures that had been accelerating since 1975. A Farmland Planning Advisory Committee was formed in September 1977. This committee met monthly for two years to apply for a grant, and develop the farmland preservation plan.

It is interesting that 25 years ago citizens were concerned with the same issues that are discussed today. The following are quotes from the 1980 Farmland Preservation Plan that illustrate some of the discussions and conclusions.

*"Alarmed by rapid changes in the landscape, residents have expressed concern for controlling development."*

*"The survey results confirm popular support for land use planning to preserve farmlands."*

*"Development in rural areas has resulted in repeated conflicts between farm and nonfarm neighbors—complaints by nonfarm residents about odor and noise, increased valuations on farmland which can't be offset by increased production, dogs running loose bothering livestock—to name a few."*

*"A farming area can comfortably withstand a certain amount of development. However, when the balance shifts away from agriculture, farmers left in the area often lose the alternative to continue farming. Farm service businesses move out of local communities and farmers find themselves having to drive several miles to replace parts, repair machinery and obtain supplies."*

*"There are also social and environmental costs of rural nonfarm development."*

*"From an environmental standpoint, land, once developed, is essentially lost forever to agriculture. ... Land being a finite resource, wise stewardship would dictate that the most productive land be saved to produce food for this and future generations."*

*"In St. Croix County, there is still time to take measures to protect land and guarantee an agricultural community for future generations."*

*"Throughout the last five years (from 1975 to 1980) citizen interest has been the key moving force behind the concern over loss of farmland, and the planning process."*

*"The entire farmland preservation issue was initiated by citizens. Citizens have fostered measures to preserve agricultural land through the Task Force and the Advisory Committee."*

*"There are many hard questions to be answered. The public good must be weighed against the presumed right of owners to use the land however they, as individuals, see fit."*

In a review of the community input from that time, it is clear that a substantial majority of rural residents supported protection of agricultural resources. Prior to 1974, St. Croix County ordinances required public sewer and water for all lots between one and five acres in size. In 1974, the County enacted a new set of ordinances that allowed one acre unsewered lots and set



distinct requirements for minor and major subdivisions. As a result of these changes rural residential lot creation rose dramatically between 1975 and 1979. As a result, many towns took several steps to slow residential development.

The towns of Baldwin, Cylon, Kinnickinnic, Stanton and Warren adopted subdivision ordinances prohibiting major subdivisions unless they were located on municipal sewer and water. The towns of Cylon, Stanton, Baldwin, and Pleasant Valley also adopted larger lot size provisions in subdivision ordinances. Finally, the towns of Cylon, Stanton, Star Prairie, Somerset, St. Joseph, Erin Prairie, Baldwin, Troy, Pleasant Valley, Rush River and Eau Galle implemented exclusive agricultural zoning, in conjunction with the County. In one case the adoption of exclusive ag zoning occurred even before the Farmland Preservation Plan was adopted by St. Croix County. The Town of Emerald chose not to adopt a subdivision ordinance or exclusive ag zoning anywhere in the town.

Historically there has been some confusion about the difference between exclusive agricultural zoning, farmland preservation contracts and the income tax incentive associated with each. The farmland preservation contracts are a contract between the farmer or landowner and the state, in return for agreeing not to develop his land the owner gets tax rebates based on a formula. The tax rebates are increased if a farmland preservation plan is adopted and certified by the state.

The farmland preservation plan was certified by the state for most of the towns in St. Croix County. Under the contract, the landowner can not get 100 percent of the formula; he can only get 50 or 70 percent.

Exclusive agriculture zoning is also based on the farmland preservation plan, and it is adopted by ordinance enacted by both the town and county. With exclusive ag zoning, a landowner may receive tax rebates at 100 percent of the formula. The chart at right shows the amount of land in exclusive agricultural zoning in Emerald and the other towns in St. Croix County.

***Acres in Exclusive Ag Zoning -- 2009  
St. Croix County***

TOWN	EXCLUSIVE AGRICULTURE		AG RESIDENTIAL	
	ACRES	% OF TOWN	ACRES	% OF TOWN
Baldwin	14,827	71.8%	5,257	25.5%
Cady	0	0.0%	0	0.0%
Cylon	14,641	63.1%	4,855	20.9%
Eau Galle	4,958	23.6%	15,687	74.8%
<b>Emerald</b>	<b>0</b>	<b>0.0%</b>	<b>22,385</b>	<b>100.0%</b>
Erin Prairie	19,806	86.9%	2,231	9.8%
Forest	0	0.0%	0	0.0%
Glenwood	0	0.0%	21,985	93.2%
Hammond	0	0.0%	20,943	98.9%
Hudson	0	0.0%	10,969	68.2%
Kinnickinnic	0	0.0%	22,070	98.2%
Pleasant Valley	8,718	75.6%	2,615	22.7%
Richmond	0	0.0%	19,249	93.2%
Rush River	9,254	81.3%	1,462	12.8%
Somerset	4,922	15.8%	25,270	81.4%
Springfield	0	0.0%	21,252	96.8%
Stanton	17,919	84.3%	1,196	5.6%
Star Prairie	3,547	17.5%	16,375	80.9%
St. Joseph	1,821	8.2%	18,405	83.3%
Troy	10,899	45.9%	12,598	53.1%
Warren	0	0.0%	21,332	96.2%
<b>St. Croix County</b>	<b>111,782</b>	<b>25.0%</b>	<b>266,260</b>	<b>59.6%</b>

*Source: St. Croix County Planning & Zoning 2009*

## EMERALD AGRICULTURE GOALS, OBJECTIVES & POLICIES

**Goal:** Protect agricultural resources and preserve farming as the economic base and the town's agricultural character while allowing limited residential development.

**Objectives:**

1. Maintain agriculture as the major economic activity and way of life within the town.
2. Manage the rate of development to help limit conflicts between agriculture and non-farm land uses and control the conversion of agricultural land to other uses.
3. Allow development in location, forms and densities, which supports the preservation of agriculture, open space and maintains a distinctive rural community.
4. Encourage individuals to consider land preservation programs to preserve productive farmlands for continued agricultural use.
5. Encourage traditional and nontraditional farming.
6. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices that do not threaten public health or safety.
7. Protect surface and groundwater quality.



Emerald supports the continued operation and expansion of existing farms in the town.  
Photo by Barbara Nelson.

**Policies:**

1. Support the continued operation and/or expansion of existing farms and ag businesses in Emerald.
2. Support land preservation programs such as farmland tax credits, use-value assessment, farmland preservation zoning, agricultural enterprise areas, purchase of agricultural conservation easements (PACE), etc. to sustain the continued use of land for farming and agriculture as the economic base and major land use in the Town of Emerald.
3. Encourage St. Croix County to develop programs such as voluntary purchase of development rights, transfer of development rights and purchase of conservation easements to preserve productive farmland.
4. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices and associated smell, noise, and dust, that do not threaten public health or safety.

5. Encourage alternative agriculture such as fruit and vegetable farms in the town, designed to supply food to farmers markets and grocery stores in the region's urban areas.
6. Promote agricultural and development practices which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
7. Work with St. Croix County on the St. Croix County Animal Waste and the



Emerald Dairy, milking about 1,600 cows, is one of the largest dairies in St. Croix County. The site also includes a calf-raising facility & an educational facility. Photo by Rene' Speer.

Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.

8. Promote use of the forestry "best

management practices" as minimum standards for logging and encourage forest landowners to enroll in the State's Managed Forest Land Program to promote further value for timber and wildlife.

9. Encourage development to locate away from environmentally sensitive areas and productive farm and forest lands.
10. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites prior to approving any changes in land use.

11. Develop a Town of Emerald Rural Living Guide insert to provide information to new and existing residents about living in the town.

12. Provide copies of both Emerald's insert and the St. Croix County



Corn harvesting in Emerald with associated dust. Photo by Barbara Nelson.

Rural Living Guide, which outlines the traditional community norms and expectations for rural residents, to all new residents as part of the property development /purchase and/or building permit /inspection process.



## DEER PARK AGRICULTURE GOALS, OBJECTIVES & POLICIES

**Goal:** Encourage the preservation of productive agricultural land in the surrounding towns and throughout St. Croix County and support the farm economy with appropriate local businesses.

**Objectives:**

1. Protect productive agricultural land in adjacent towns by directing residential and commercial development needing sewer service and/or higher density within the village boundaries.
2. Encourage local agricultural support businesses to locate within the village.
3. Support St. Croix County's agricultural land preservation programs.
4. Protect surface and groundwater quality.
5. Utilize regulation to allow appropriate agricultural activities on open land within the village.

**Policies:**

1. Direct development to within village boundaries to limit expansion into productive agricultural lands in adjacent towns to the extent practical.
2. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
3. Encourage a farmer's market in the village to support farmers in neighboring towns and provide fresh local foods and products to village residents.
4. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.
5. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.
6. Support and encourage agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
7. Continue to use zoning regulations to limit agricultural activities within the village that are incompatible with smaller lots, greater densities, and local businesses, including prohibiting livestock and spreading of manure.



Agricultural support businesses, such as Deer's Food Locker, are important to the rural area and surrounding farms. There are only three locker plants left in St. Croix County. Deer Park's surrounding towns are trying to protect agriculture. Locating additional agricultural support businesses in Deer Park would be a good fit. Photo by Carolyn Mertz.

## NATURAL RESOURCES

The Town of Emerald and Village of Deer Park have a rich natural history, which is the basis for their present physical characteristics. Over 100 years of human settlement and resource use have altered these physical characteristics of the landscape. The people who reside in it value the natural environment and the physical influences that make up the rural landscape. Natural features are important to consider when planning for future uses. The rural character of Deer Park and Emerald is an important consideration as well. This inventory of the physical features of the town and village describes the impacts of development on those features, and provides an analysis of systems that might be employed to mitigate the impacts of possible development on the landscape.

### RESOURCE ASSESSMENT

#### GEOLOGY

##### *SURFACE GEOLOGY AND PHYSIOGRAPHY*

The surface geology of northern St. Croix County has been influenced by several periods of glaciation. Landforms produced by glacial deposition include end moraine, ground moraine and outwash plains. The first glacier covered the entire county, including all of Emerald and Deer Park, while the second, the Wisconsin Stage, covered only the land northwest of the Willow River, the Village of Deer Park.

End moraines are formed by deposition at the margin of a glacier during a standstill of the glacial front, when the rate of melting equals the rate of glacial advance. They form either at the point of maximum ice advance or during the recession of the glacier. The area north of the Willow River is covered by end moraine from the Superior lobe of the Wisconsin Age of glaciation. This end moraine consists of unsorted glacial material ranging in size from clay to boulders. Typically, the topography is rugged to rolling or hummocky with deep stream gorges and kettles (pits), which may contain lakes or marshes.

The majority of the rest of the county is covered by ground moraine deposited previous to the Wisconsin stage of glaciation. The material deposited was unsorted and results in a gently rolling topography.

Much of the Town of Emerald is covered in ground moraine. Ground moraine is deposited under glacial ice as a blanket of unsorted rock debris, which ranges widely in size. Early-Wisconsin or pre-Wisconsin Age glaciers deposited the ground moraine. A gently rolling topography, meandering streams and few lakes characterize this ground moraine. The topography here is a gently undulating plain with moderate relief and no definite alignment of undulation.

Immediately adjacent to the leading edges of the end moraine deposited by the Superior lobe (south of the Willow River) is a pitted outwash plain of stratified layers of sand, gravel, silt, and clay. The outwash plain was deposited by running water from melting glaciers. Kettles developed in the plain from the melting of buried blocks of ice. The St. Croix River Valley, along the western extreme of the county, was a major glacial drainageway as the glaciers melted and receded.

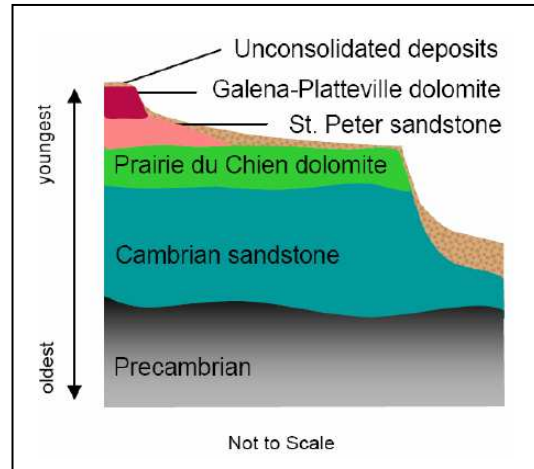
## BEDROCK GEOLOGY

Geology is very similar to a layered cake, with each layer representing a different geological material and different geologic period. Starting from the oldest and lowermost geologic material, then working our way forward through time:

Precambrian Rocks are the bottommost layer of bedrock that can be found throughout St. Croix County and the entire State of Wisconsin. These rocks were formed around 4,000 to 600 million years ago and consist of some very old sedimentary rocks, as well as igneous and metamorphic rock types, primarily granite and basalt. This rock unit or layer is commonly referred to as crystalline bedrock.

Cambrian Sandstones are sedimentary rocks that were formed from about 600-425 million years ago.

During this time period eroded sands were deposited in layers on the ocean floor. These layers formed a loosely cemented sandstone rock which is between 300-500 feet thick and are present under the entire county. They are primarily sandstone but include subordinate shale, siltstone and dolomite. Predominant formations of the Cambrian include Mt. Simon, Eau Claire, Galesville, Franconia and Trempealeau.



Ordovician Rocks are sedimentary rocks which are the uppermost bedrock layer in St. Croix County consisting of sandstones, shales and dolomites. These are further defined as the Prairie du Chien group, St. Peter Sandstone Formation, Galena-Platteville Formation.

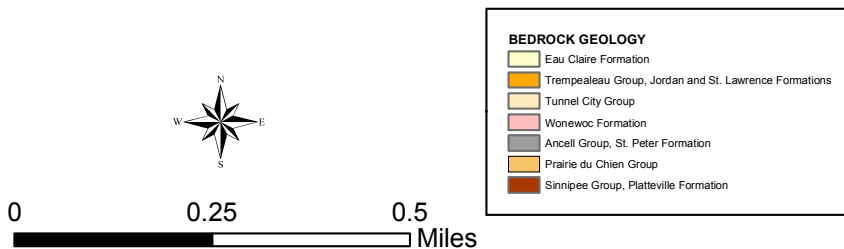
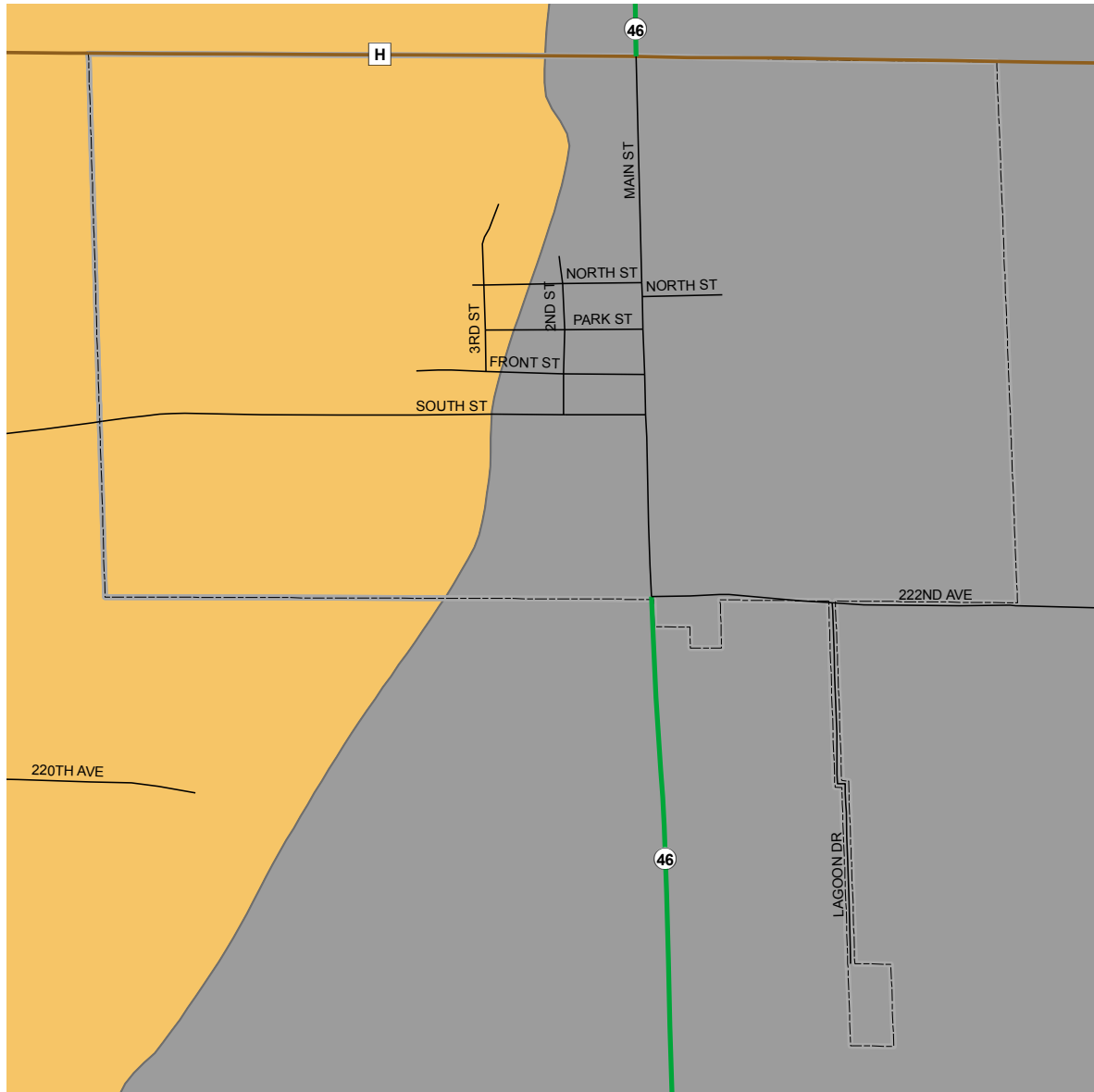
Emerald is underlain by dolomite bedrock called Prairie du Chien. Dolomite is soluble in water. As water travels through the cracks, existing and new fractures develop in the dolomite. The growing fractures form karst features on the land surface creating conduits for polluted surface runoff to enter the groundwater. Karst features are found on the land surface throughout the town and include: sinkholes, exposed or shallow bedrock, springs, disappearing streams and ponds and bedrock outcroppings.

Unconsolidated materials of mainly till and sands, were deposited by glaciers (glacial drift) and are found overlying the bedrock throughout almost the entire county. The thickness around Emerald is between 50-100 feet.

The Bedrock Geology of Deer Park and Emerald are depicted in the maps on the following pages.

Map 1

# Bedrock Geology VILLAGE OF DEER PARK

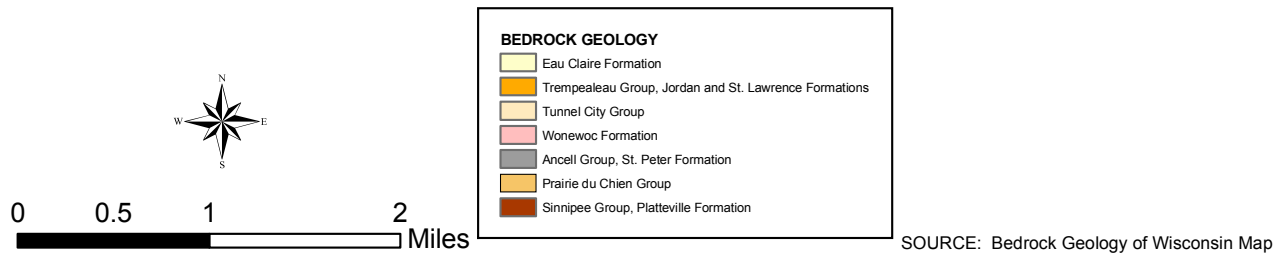
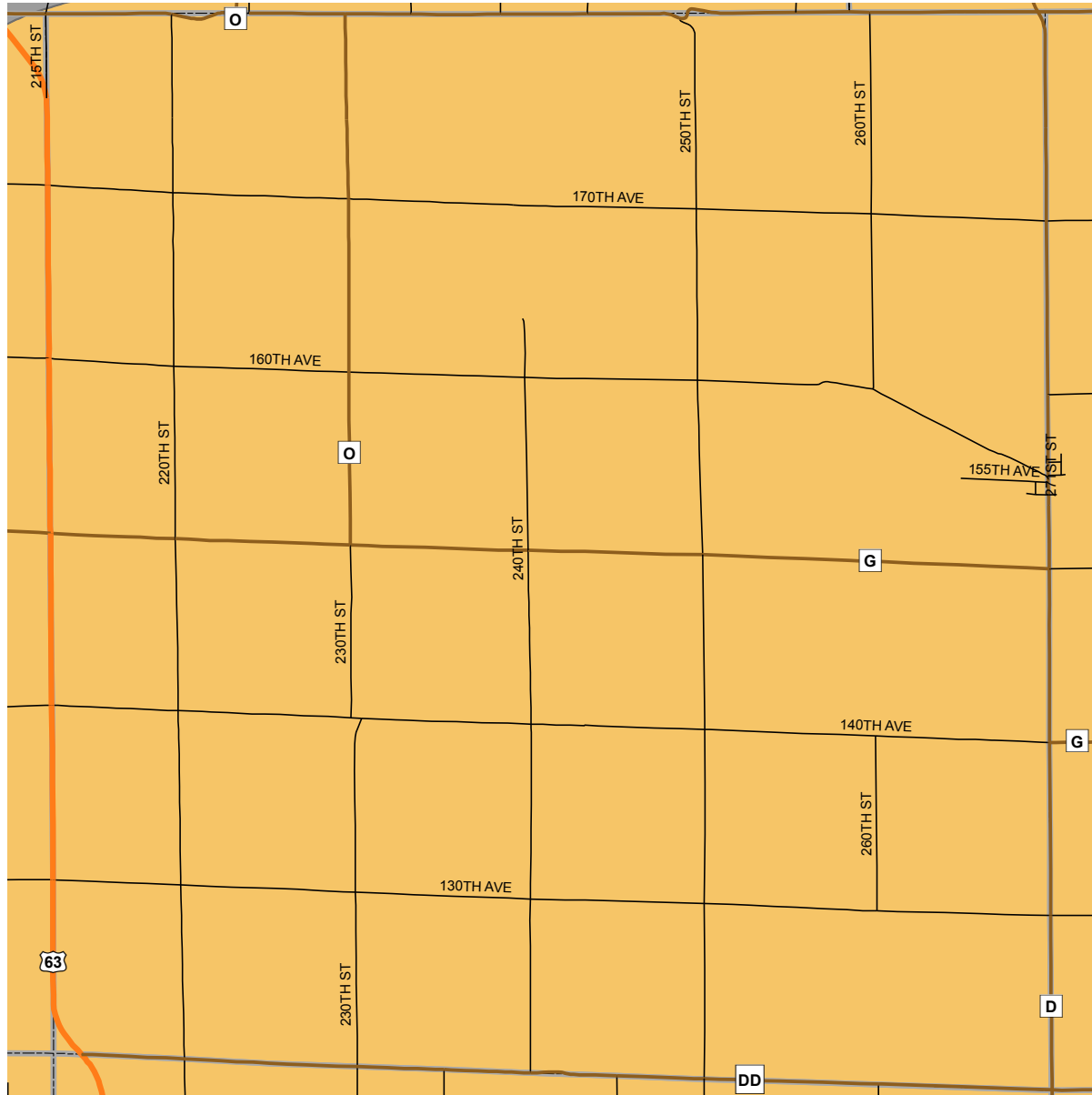


SOURCE: Bedrock Geology of Wisconsin Map



Map 2

# Bedrock Geology TOWN OF EMERALD



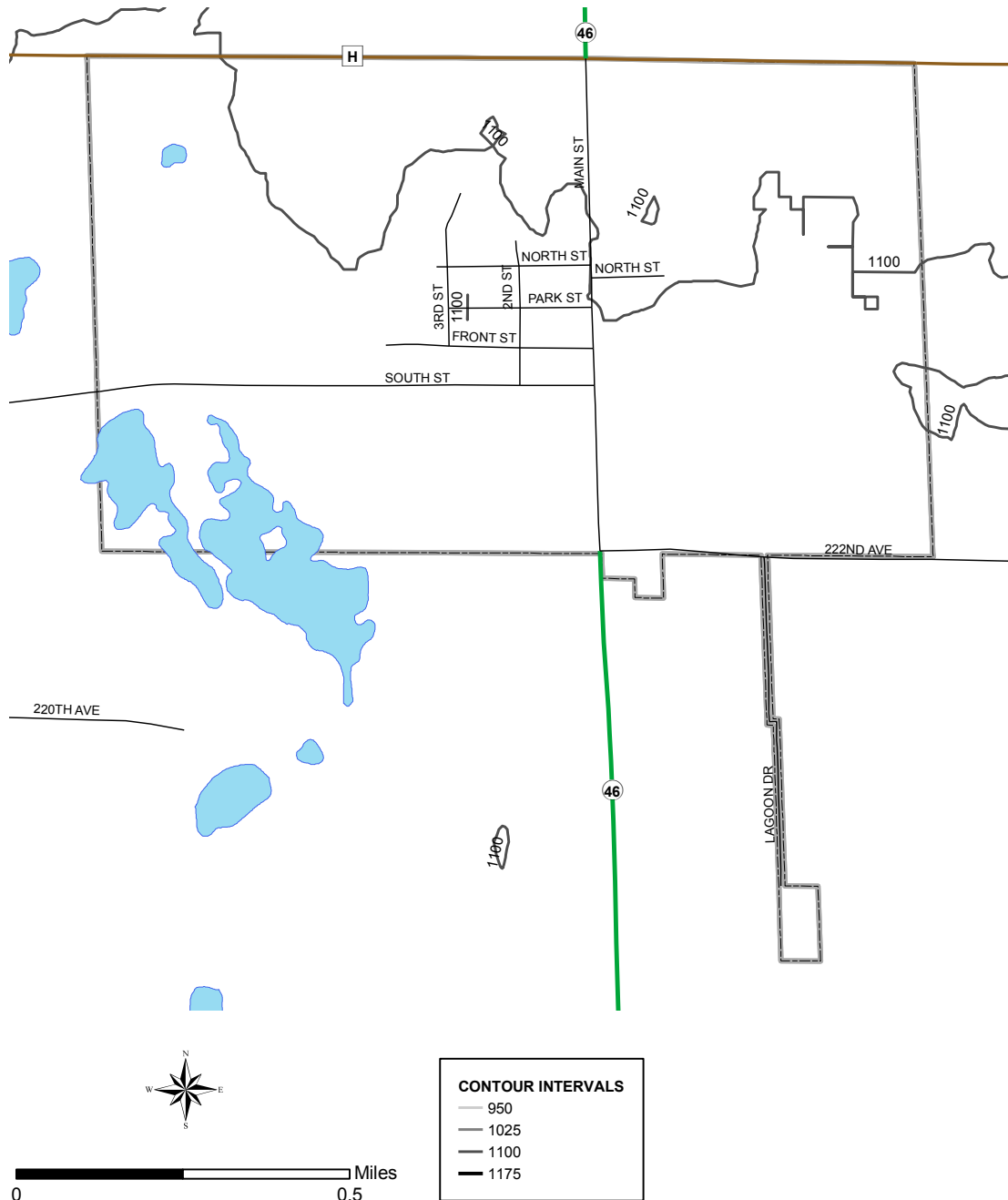
## *TOPOGRAPHIC FEATURES*

The Town of Emerald and Village of Deer Park are part of larger geographic structures sharing some common characteristics or conditions. Physically, St. Croix County is part of the "western upland" region of Wisconsin. This region extends parallel to the Mississippi and St. Croix Rivers from Polk County to the Illinois border and to the east from 30 to 75 miles. Surface topography in the western upland ranges from gently rolling to very steep with ridges separating deeply incised stream valleys. The southern two-thirds of the region is characterized by rugged topography, while the northern third tends to have a smoother surface in most areas. The western upland is higher in elevation than the central plain region to the east, but is lower in elevation than the northern highland region that extends northward from Polk County.

The topography ranges from gently rolling to hilly and rough. Areas of more rugged topography are found along the South Fork of the Willow and Hutton rivers drainage systems in the Town of Emerald. The Topographic Elevation of Emerald and Deer Park are depicted in the Elevations Maps on the following pages.

# ELEVATIONS: Contour Intervals of 75 Feet VILLAGE OF DEER PARK

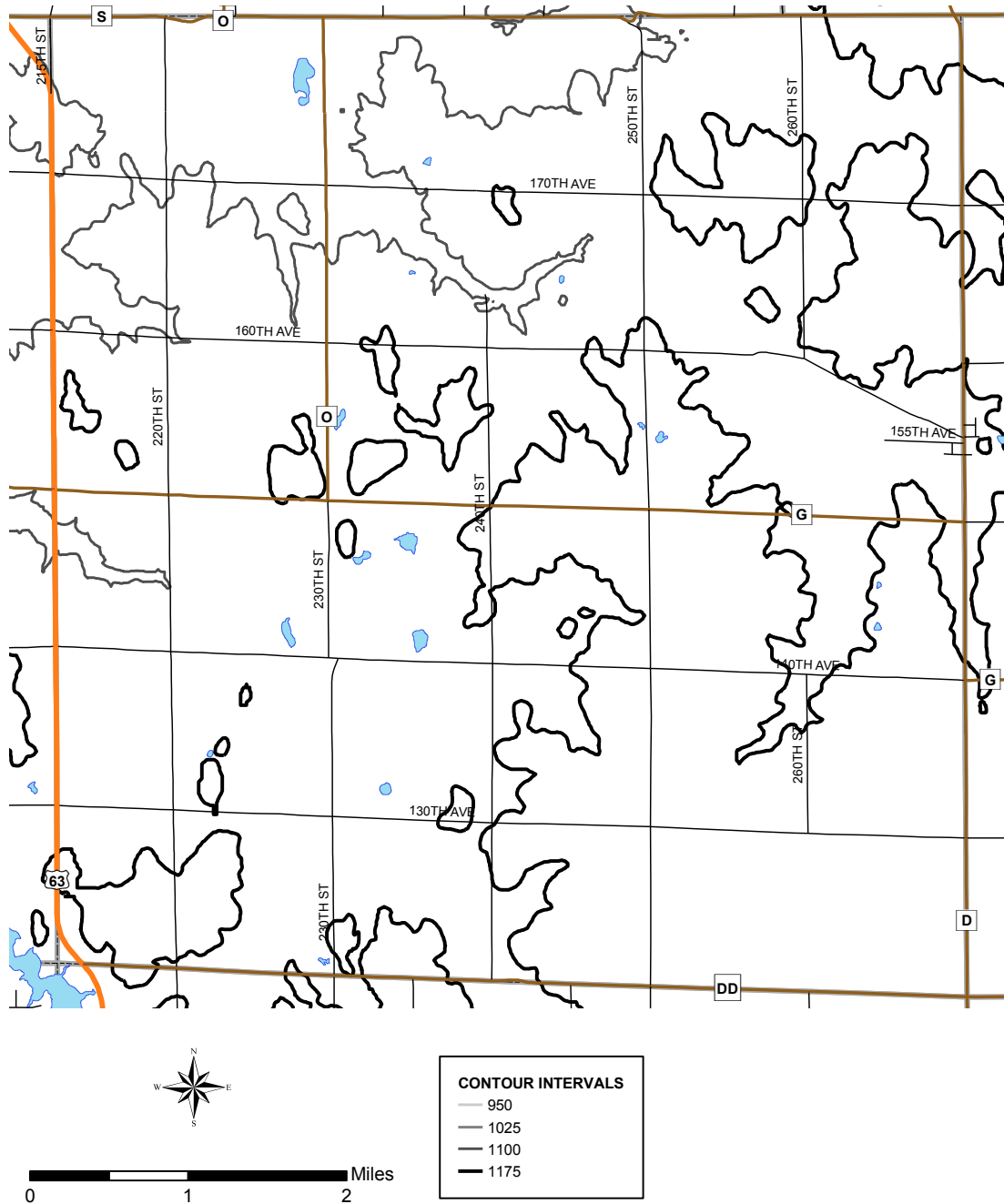
Map 3



SOURCE: NRCS Soil Survey of St. Croix County.

# ELEVATIONS: Contour Intervals of 75 Feet TOWN OF EMERALD

Map 4



## *SOILS*

Soil properties are an important factor in how land is used. They indicate how productive farmland is, where sand and gravel is, and limitations for development. Indeed, the types of soils in an area often dictate the best use of the land. Hence, soil suitability interpretations for specific urban and rural land uses are essential for physical development planning and determining the best use of the soils on a site.

St. Croix County through the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) produced a digital soil survey that provides detailed soils mapping for the county at a scale of one-inch equals 1000 feet. In addition, the survey has produced information on the physical, chemical and biological properties of the soils, and provided soil property interpretations for agricultural, engineering, planning and resource conservation activities.

## *MAJOR SOIL ASSOCIATION GROUPS*

St. Croix County has a wide variety of soils ranging from heavy, poorly drained to light and droughty. Soils that are generally excessively drained and well drained are found in the western half of the county. The moderately drained and somewhat poorly drained soils predominate in the county's eastern half. However, both extreme soil conditions are found throughout much of the county, making management difficult.

Widely varying soil types and complex slopes make the application of some best management practices troublesome. There are many areas with poorly drained soils on relatively steep slopes, which combine erosion with drainage problems.

The General Soil Map shows the soil associations in Deer Park and Emerald. Soil associations are landscapes that have distinctive patterns of soils in defined proportions. They typically consist of one or more major soils and at least one minor soil, and are named for the major soils. The General Soils of the Village of Deer Park and Town of Emerald are depicted in the map on the following pages. Each provides general soils information for the community and is not intended to provide information for site-specific applications.

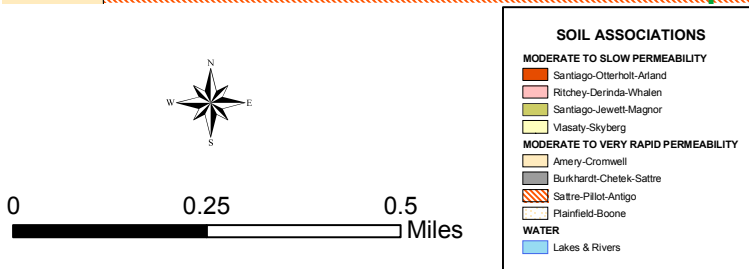
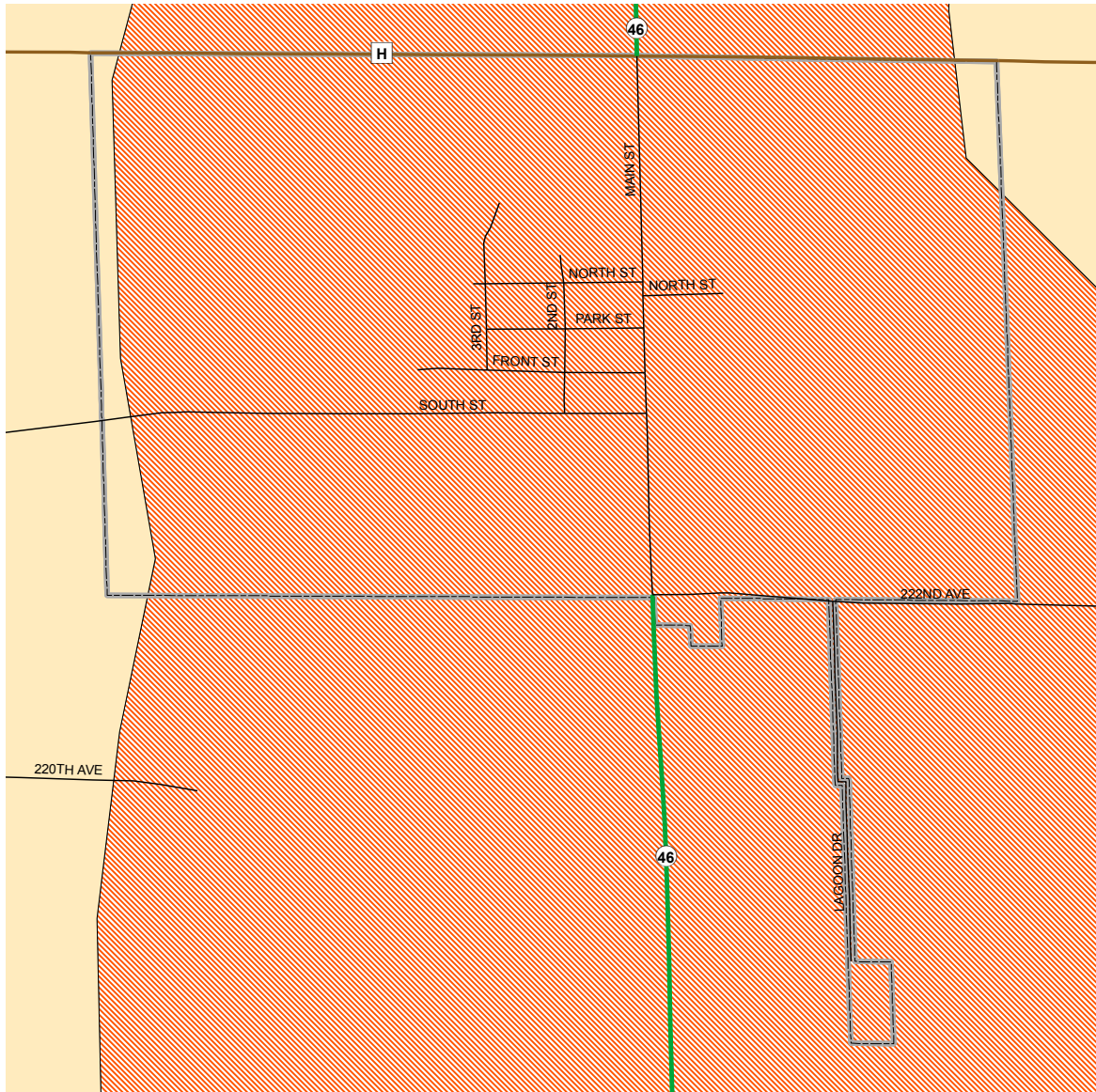
## *RADON TESTING*

Radon is a colorless, odorless gas produced by the decay of radium (which is produced by the decay of uranium). Deposits of radium and uranium are common in rock and soil. Studies have shown that exposure to radon gas and its decay products can increase the risk of lung cancer. The risk of developing lung cancer is related to the concentration of radon in the air and the length of time an individual is exposed.

Radon has been identified in numerous homes throughout St. Croix County and in some homes in Emerald. Radon tests were taken by individual landowners using kits obtained through St. Croix County. Radon levels can vary greatly from home to home, the only way to identify elevated radon levels is to test your home. Radon test results do not predict the radon levels in neighboring homes. They do show, however, that elevated radon levels can occur anywhere. Please see map on the following pages. Additional information on radon, testing and health impacts, is available at the following website: [www.dhfs.state.wi.us/dph\\_beh/RadonProt](http://www.dhfs.state.wi.us/dph_beh/RadonProt).

# General Soils VILLAGE OF DEER PARK

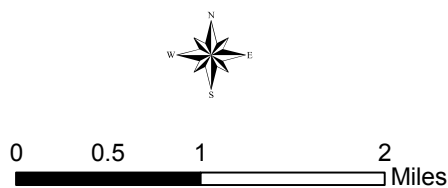
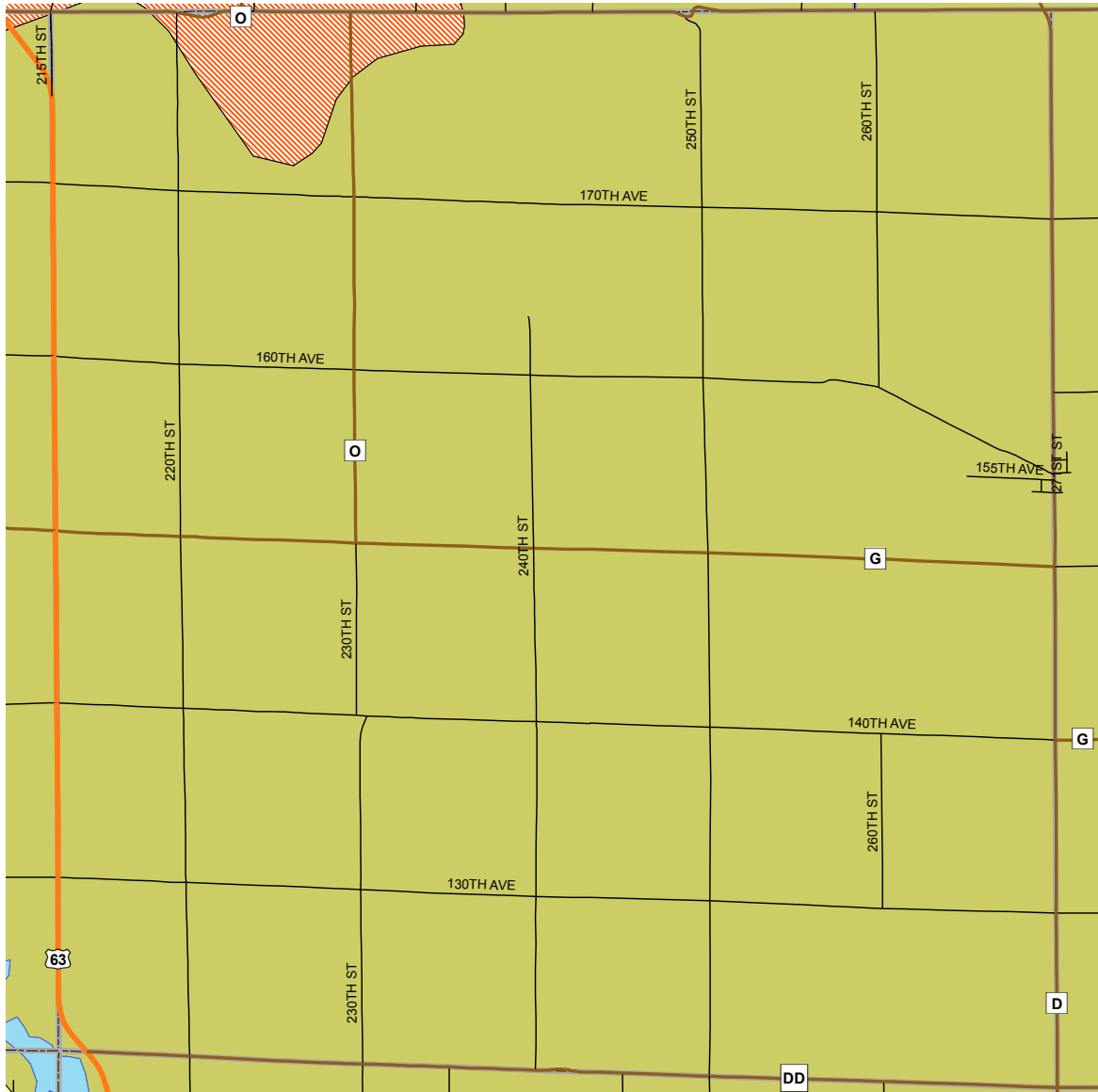
Map 5



SOURCE: Soil Survey of St. Croix County, 1978.

# General Soils TOWN OF EMERALD

Map 6



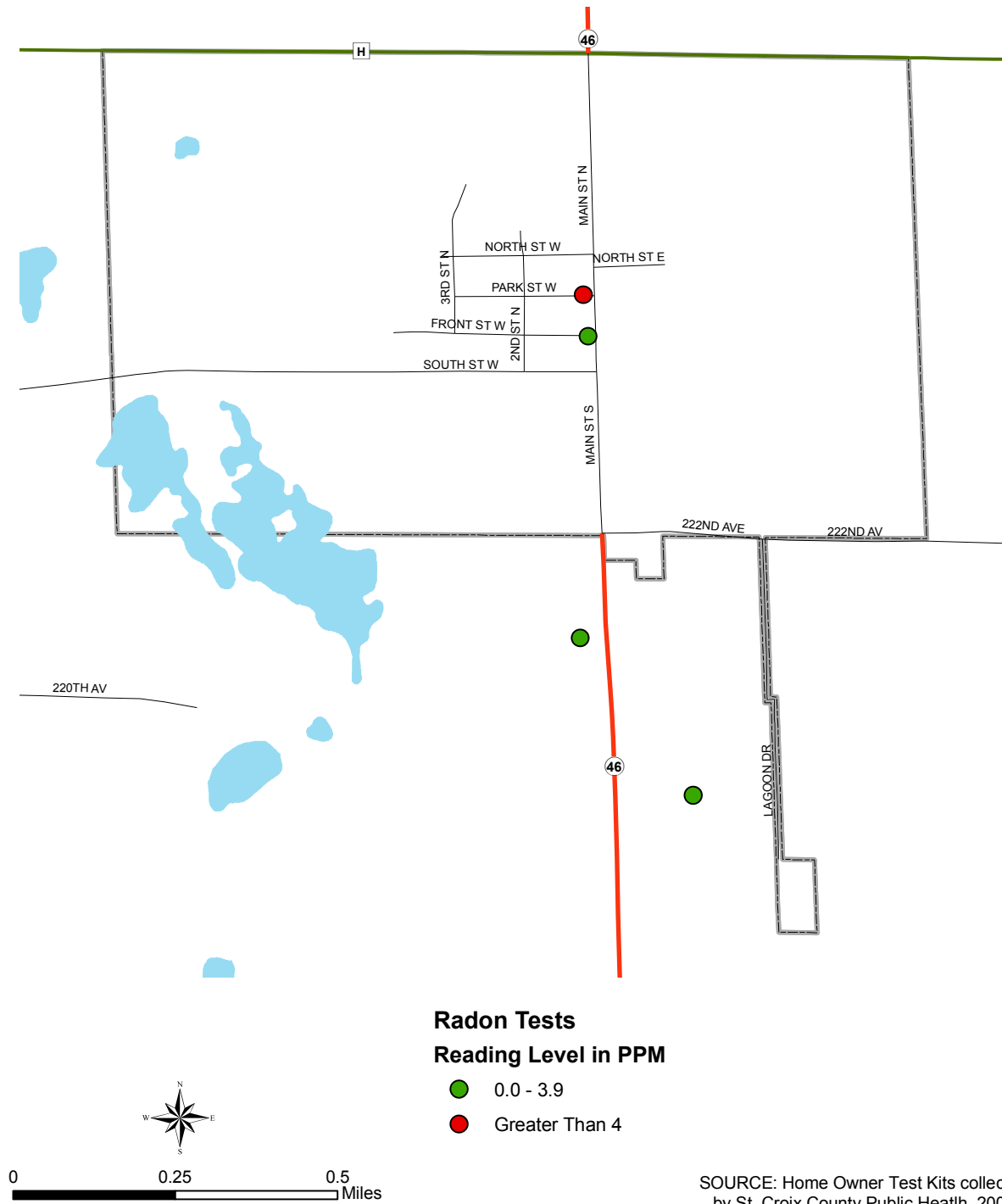
SOIL ASSOCIATIONS	
<b>MODERATE TO SLOW PERMEABILITY</b>	
	Santiago-Otterholt-Arland
	Ritchey-Derinda-Whalen
	Santiago-Jewett-Magnor
	Viasaty-Skyberg
<b>MODERATE TO VERY RAPID PERMEABILITY</b>	
	Amery-Cromwell
	Burkhardt-Chetek-Sattre
	Sattre-Pilot-Antigo
	Plainfield-Boone
<b>WATER</b>	
	Lakes & Rivers

SOURCE: Soil Survey of St. Croix County, 1978.



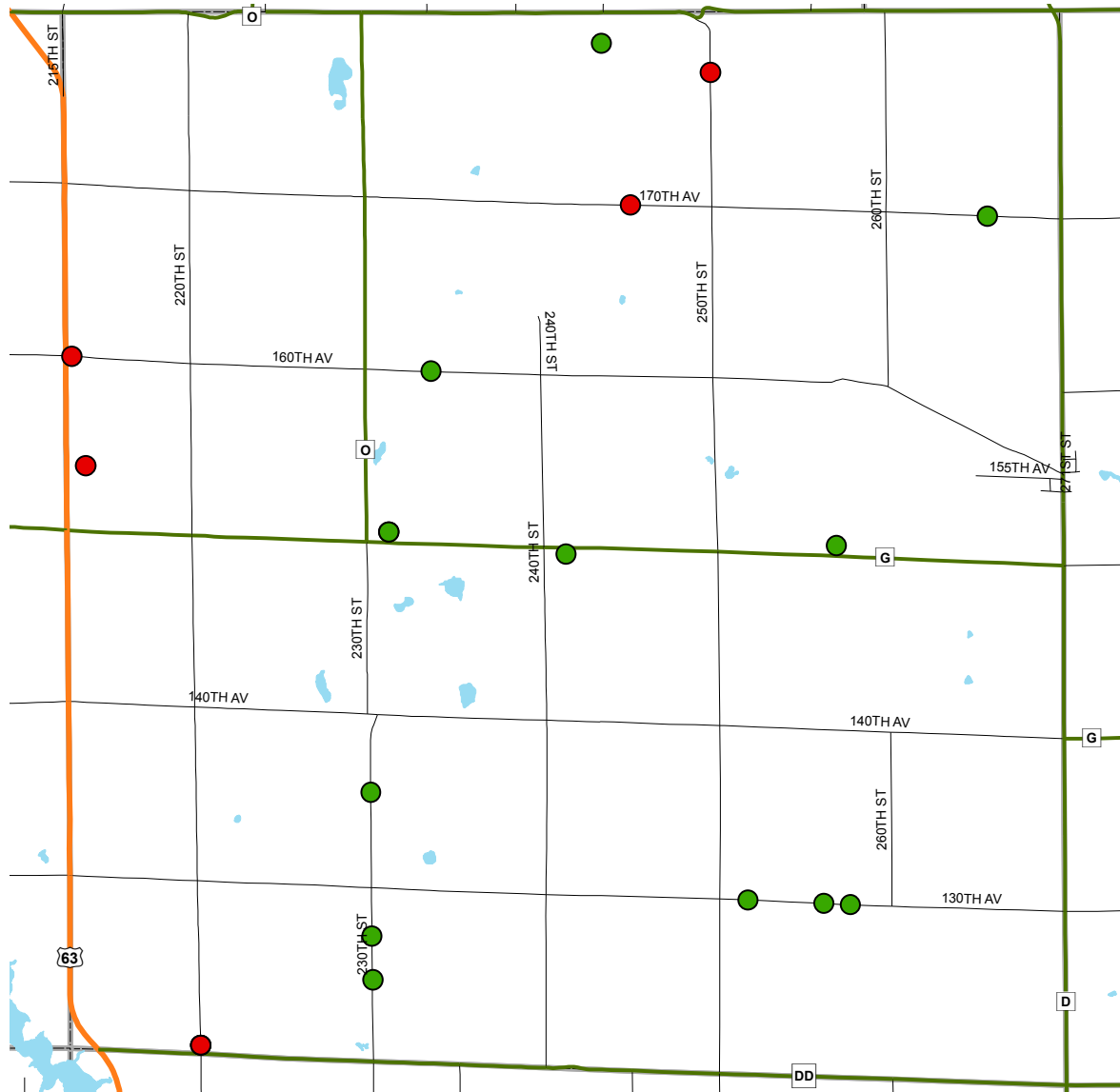
# Radon Test Levels

## VILLAGE OF DEER PARK



# Radon Test Levels TOWN OF EMERALD

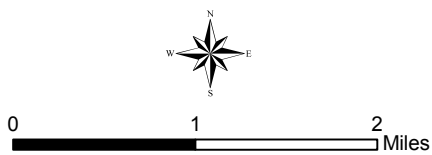
Map 21



## Radon Tests

### Reading Level in PPM

- 0.0 - 3.9
- Greater Than 4



SOURCE: Home Owner Test Kits collected  
by St. Croix County Public Health, 2008.

## ***SOIL SUITABILITY INTERPRETATIONS***

The soil survey provides important information about the suitability of land for different rural and urban uses. The interpretation of soils involves assessing the characteristics of soils that affect a specific use and predicting the various limitations those soils place on a land use. In the Town of Emerald, the available soil suitability interpretations of importance are those regarding septic tank absorption fields, agriculture, potential sand and gravel deposits, bedrock at or near the surface, and water table depth.

### ***SUITABILITY FOR PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS***

Private Onsite Wastewater Treatment Systems (POWTS) are subsurface systems of perforated pipe, which distribute effluent from septic tanks to the soil. Soil between 18 inches and six feet is evaluated for properties that affect absorption of effluent and construction and operation of the system. Properties that affect absorption are permeability, depth to bedrock and water table, and susceptibility to flooding. The layout and construction of a system is affected by soil conditions related to slope, erosion potential, lateral seepage, and downslope flow of effluent. Soils with characteristic large rocks and boulders present additional problems, and increase the costs of system construction.

The state requirements for septic system siting are specified in COMM 83 of the Wisconsin Administrative Code. This code relies heavily on the ability of the soil to effectively treat the effluent discharged from the POWTS drainfield. The original soil survey suitability interpretations for St. Croix County were reviewed and updated by County staff to include information on suitability for POWTS based on COMM 83 soils criteria, public sanitary sewer or alternative treatment. The NRCS soil interpretations for septic tank absorption fields consider most excessively drained soils occurring over fractured bedrock or high water tables a severe limitation to septic system development because effluent in these situations can be readily transported to the groundwater and be detrimental to groundwater quality.

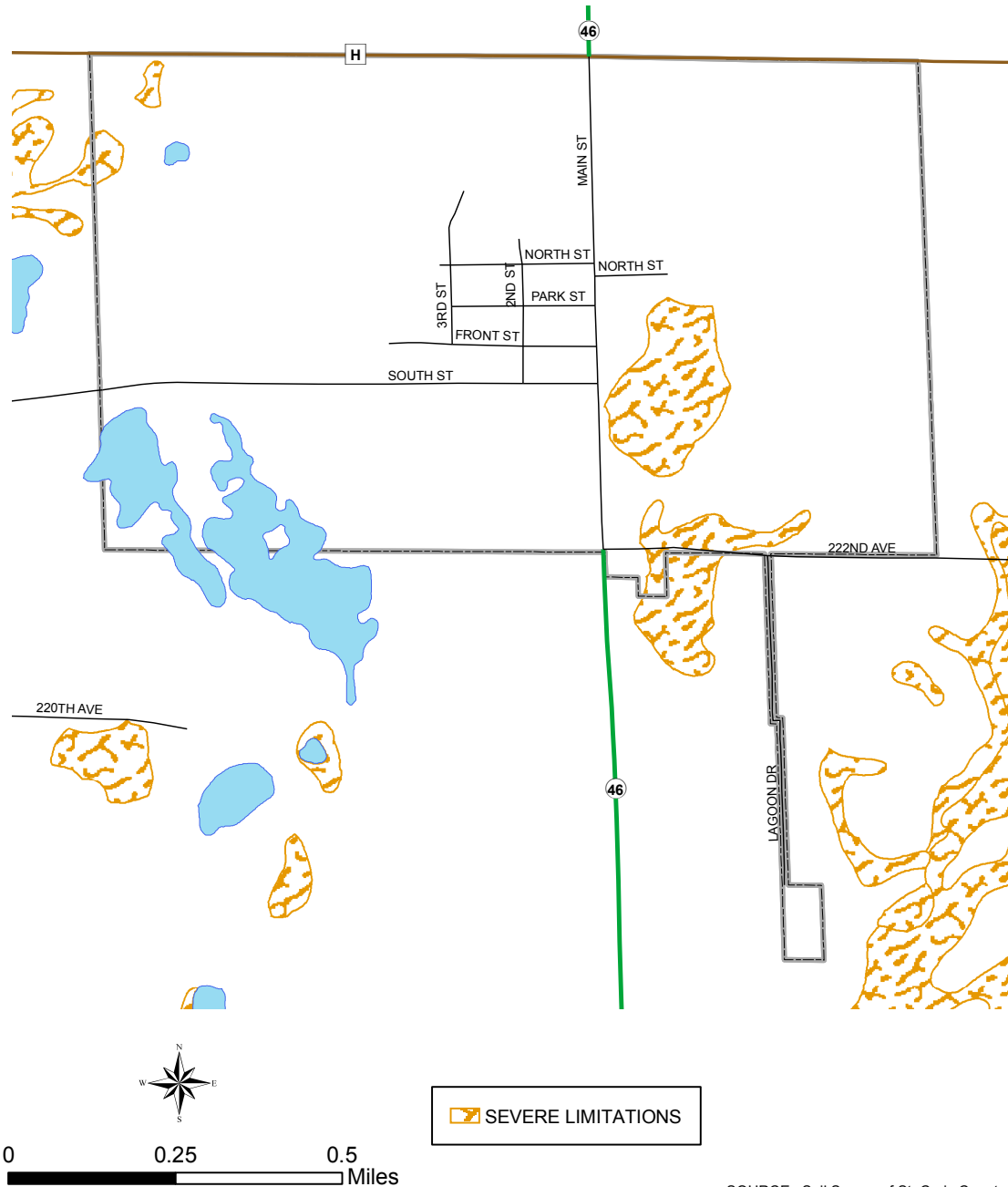
The maps on the following pages, Limitations for Septic Systems, depicts those soils in the Town of Emerald with severe limitations based on the updated interpretation for POWTS.

### ***SUITABILITY FOR EXTRACTION OF MINERALS (NON-METALLIC)***

The Town of Emerald and Village of Deer Park have supplies of sand and gravel. The soils amongst glacial outwash are the most likely source for sand and gravel as the melting waters of the glacier were most active in sorting and depositing high-quality sand and gravel in this area. Where the bedrock is at or near the surface of the ground are areas which are probably most suited for quarrying stone.

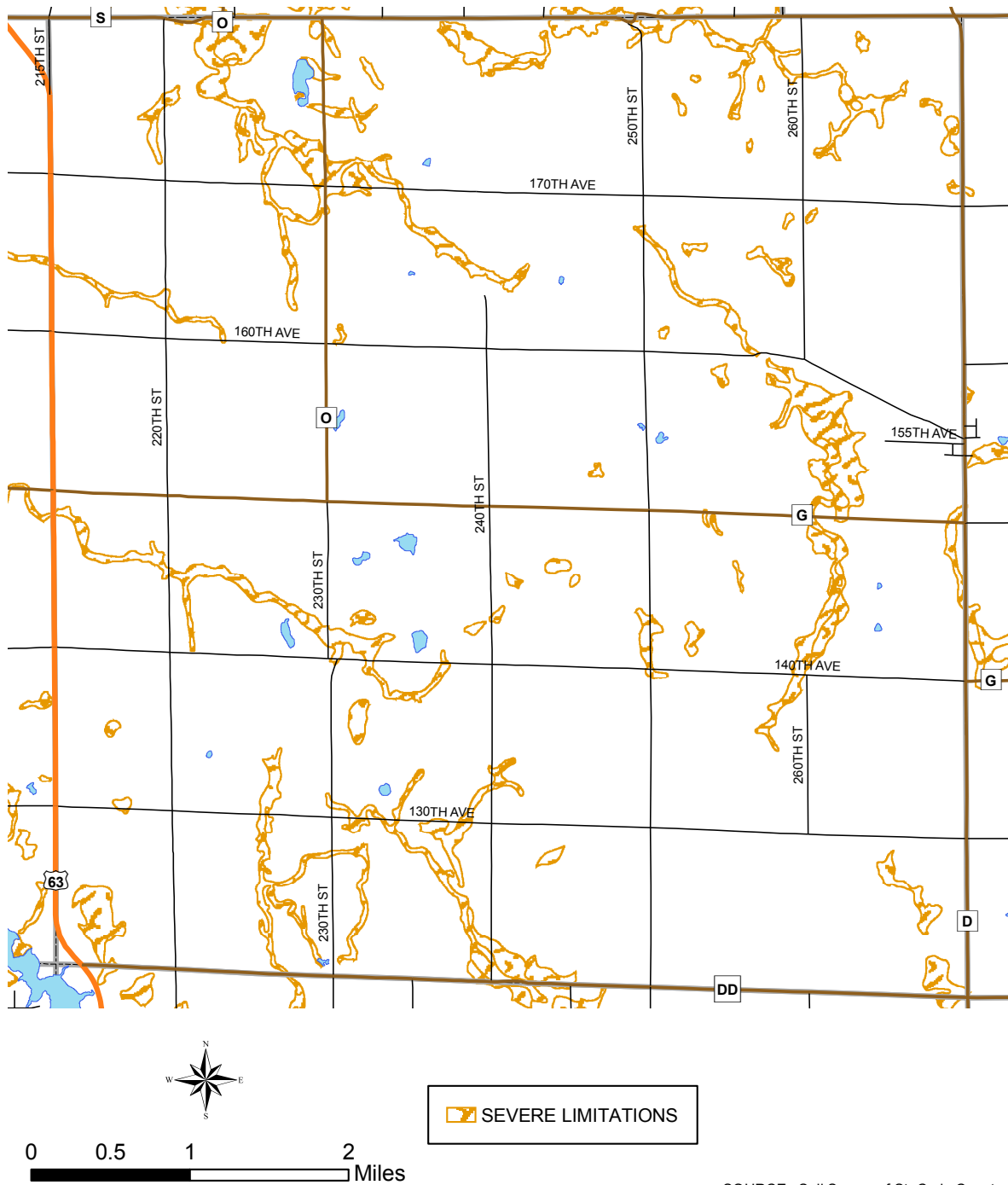
The maps on the following pages, Potential Sand Deposits and Potential Gravel Deposits, show probable locations for sand and gravel deposits in the Town of Emerald and Village of Deer Park.

# Limitations for Septic Systems VILLAGE OF DEER PARK



SOURCE: Soil Survey of St. Croix County, 1978.

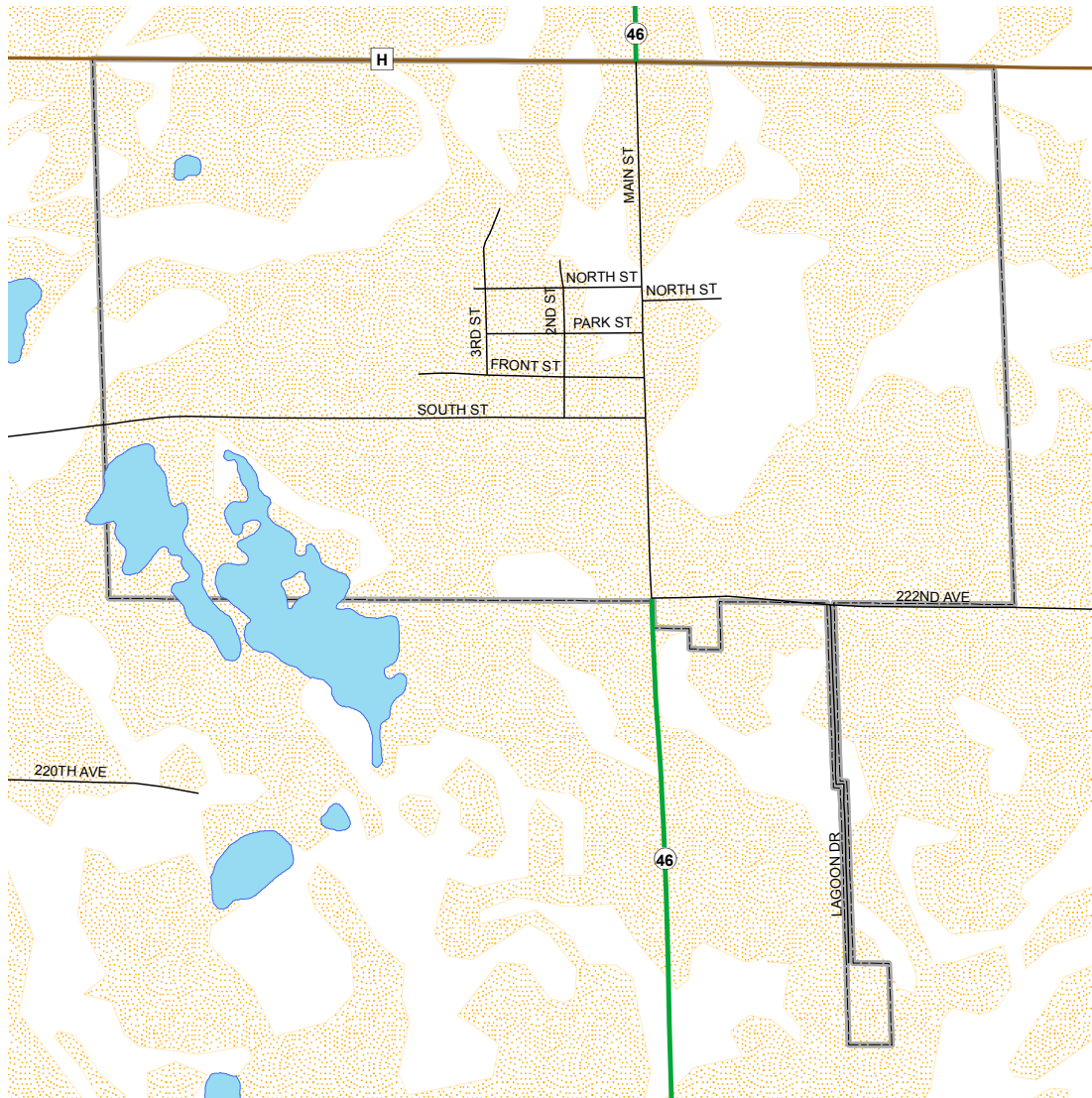
# Limitations for Septic Systems TOWN OF EMERALD



SOURCE: Soil Survey of St. Croix County, 1978.

# Potential Sand Deposits VILLAGE OF DEER PARK

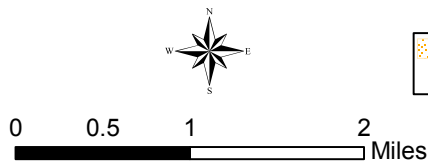
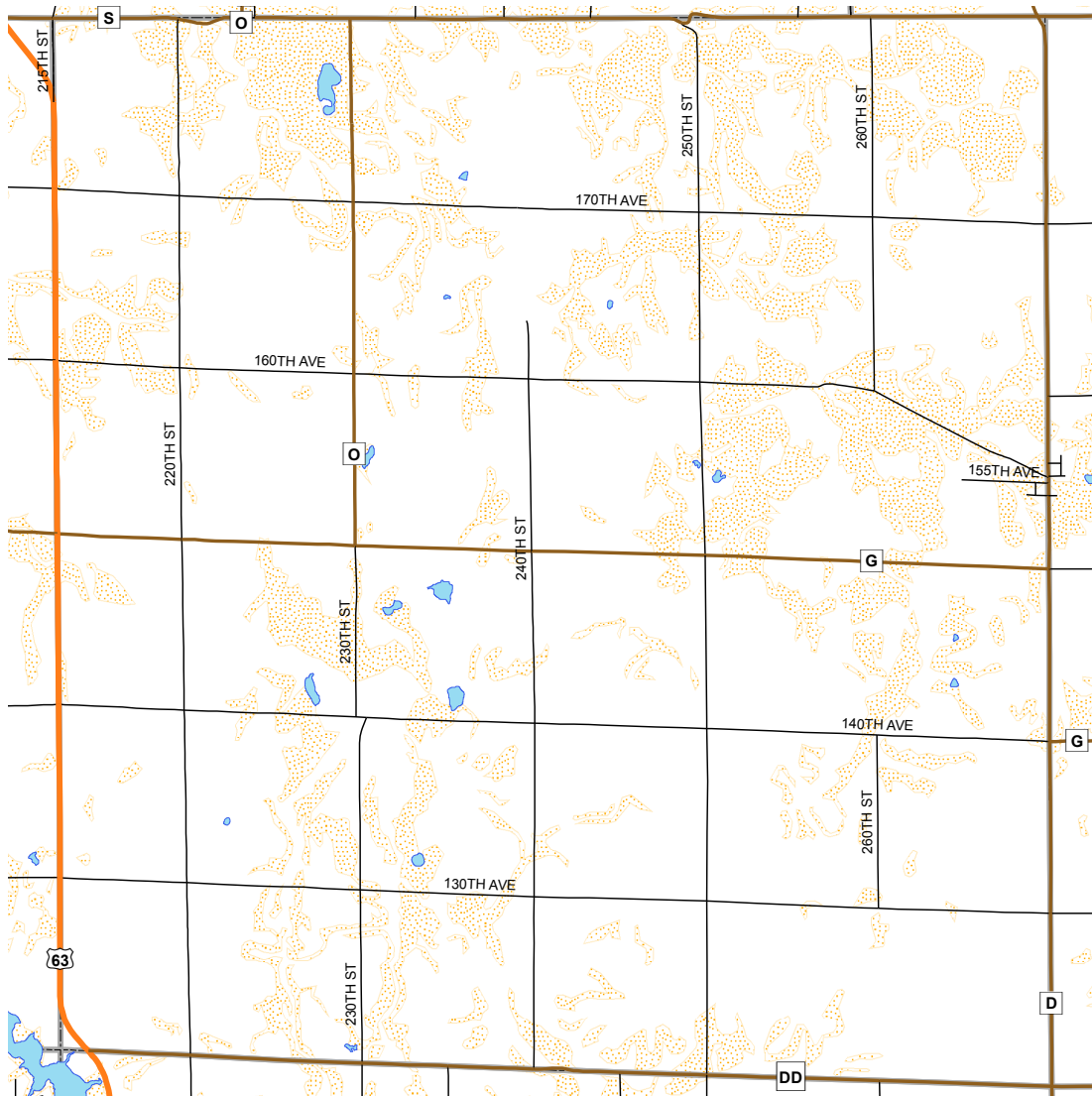
Map 7



SOURCE: NRCS Soil Survey of St. Croix County.

# Potential Sand Deposits TOWN OF EMERALD

Map 8



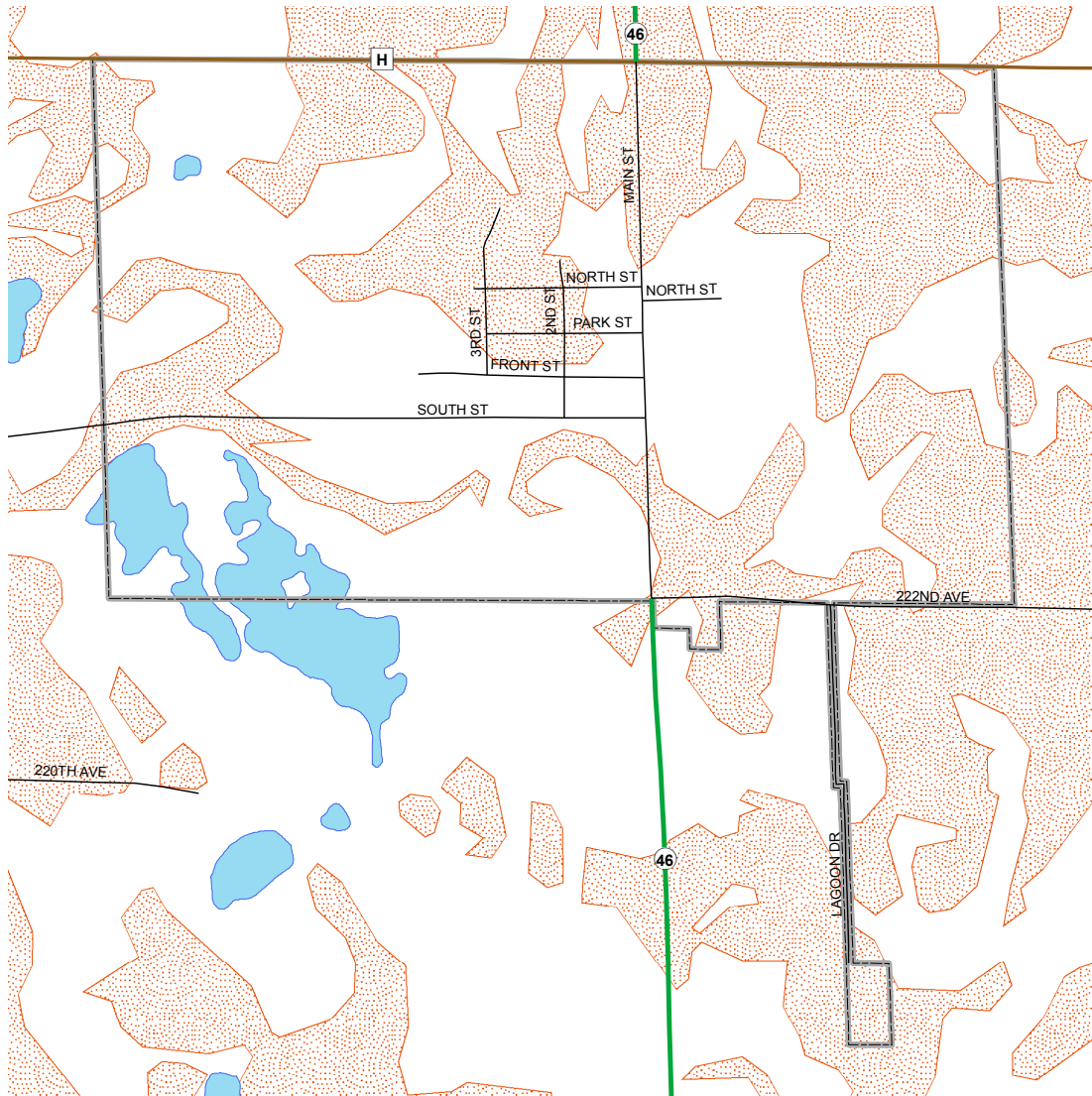
PROBABLE SAND DEPOSITS  
AVAILABLE FOR EXTRACTION

SOURCE: NRCS Soil Survey of St. Croix County.



# Potential Gravel Deposits VILLAGE OF DEER PARK

Map 9

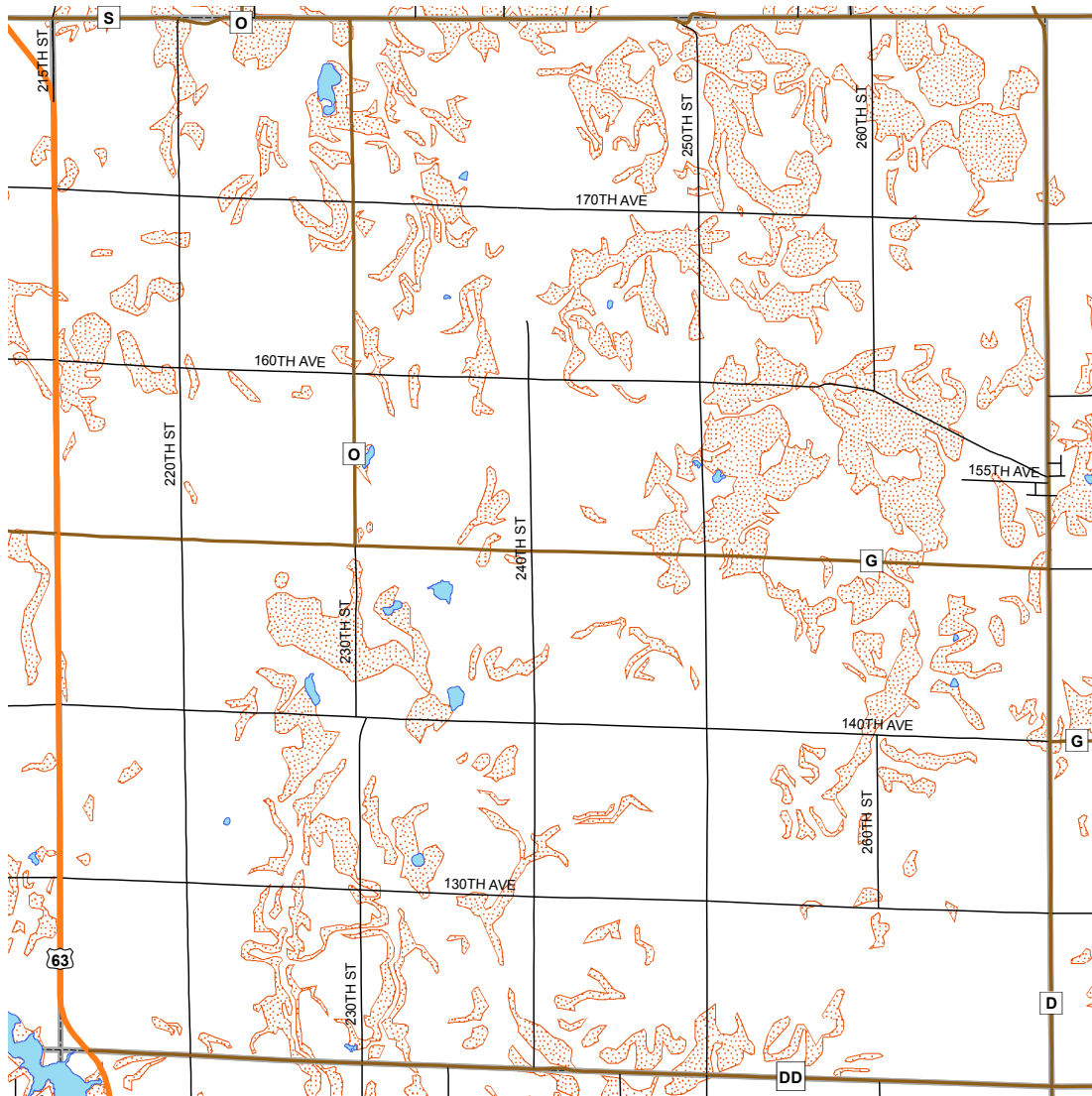


PROBABLE GRAVEL DEPOSIT  
AVAILABLE FOR EXTRACTION

SOURCE: NRCS Soil Survey of St. Croix County.

# Potential Gravel Deposits TOWN OF EMERALD

Map 10



SOURCE: NRCS Soil Survey of St. Croix County.

## ***WATER RESOURCES***

### ***SURFACE WATER***

Lakes, ponds, rivers, streams, and intermittent waterways and natural drainageways make up the surface waters of the Town of Emerald and Village of Deer Park. These resources are all water bodies, standing still or flowing, navigable and intermittent, including natural drainageways that collect and channelize overland rainwater or snowmelt runoff. Natural drainageways are characterized by intermittent streams, threads, rills, gullies and drywashes that periodically contribute water to first-order streams. There are also many artificial drainageways where the natural drainageways have been altered by human activity. All of these features have the ability to transport sediment and pollutants, and are affected by their watersheds, the land that surrounds them.

The surface waters of Emerald and Deer Park occupy two major drainage systems of northwestern Wisconsin. The St. Croix River basin which is part of the Mississippi River basin, covers the western two-thirds of the County. Lower Chippewa River basin is also part of the Mississippi River basin. The Willow River, Apple River, Trout Brook, and Kinnickinnic River are within the St. Croix River basin. The Lower Chippewa River Basin includes the Eau Galle River. The Rush River flows directly into the Mississippi River Basin. There are also wetlands, intermittent streams or dry runs and other surface drainage features that carry water only during spring runoff or during extreme storm events.

Although the entire county was subjected to glacial action, the topography has since been eroded and worn so that it is now a well-drained area. The most recent glaciation (Wisconsin Stage) only covered the land northwest of the Willow River. Here, the end moraine left many kettle hole lakes, but these have all but disappeared and are now seen as wet depressions. Most of the remaining surface waters are some relatively larger lakes, streams and artificial impoundments.

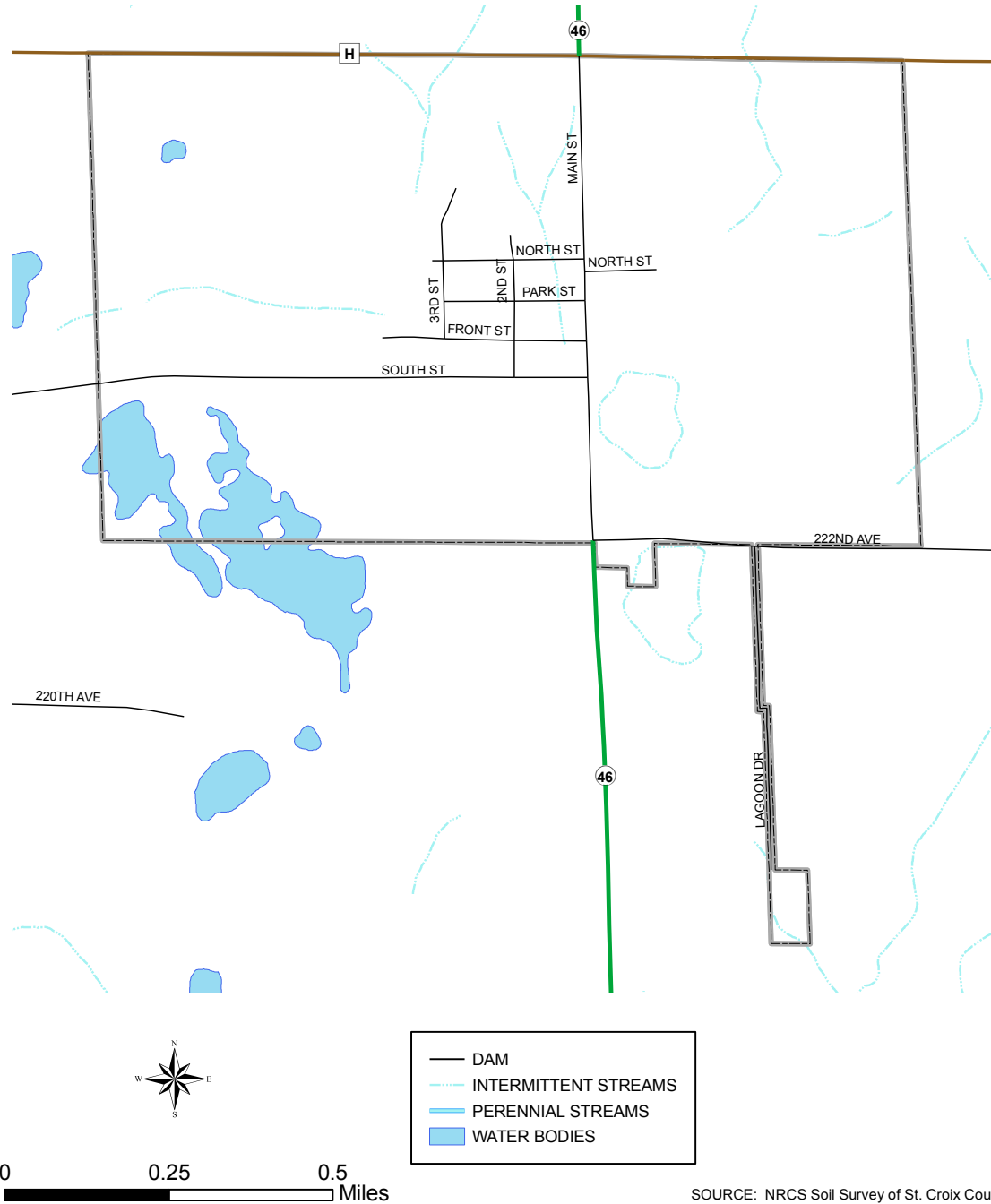
Emerald's water resources include: the South Fork of the Willow River, Hutton Creek, Carr Creek and Fleming Creek and numerous intermittent streams, ponds and wetlands. Deer Park's water resources include large ponds and wetlands and intermittent drainage. The maps on the following pages, Water Bodies and Drainage, depict the water resources of the communities.

### ***WATERSHEDS***

The lakes, rivers and wetlands of the town and village are impacted by land use practices in the watersheds that drain to them. Most of the pollutants that enter surface water resources are carried in runoff from many diffuse or nonpoint sources. The major pollutants of concern are sediment carried from areas with bare soil such as crop fields and construction sites and phosphorus attached to soil particles or dissolved in water from fertilizers and livestock operations and private onsite wastewater treatment facilities. Deer Park is in the Upper Willow River watershed and Emerald is in the Upper Willow River and Rush River watersheds. Please see the Watershed map below.

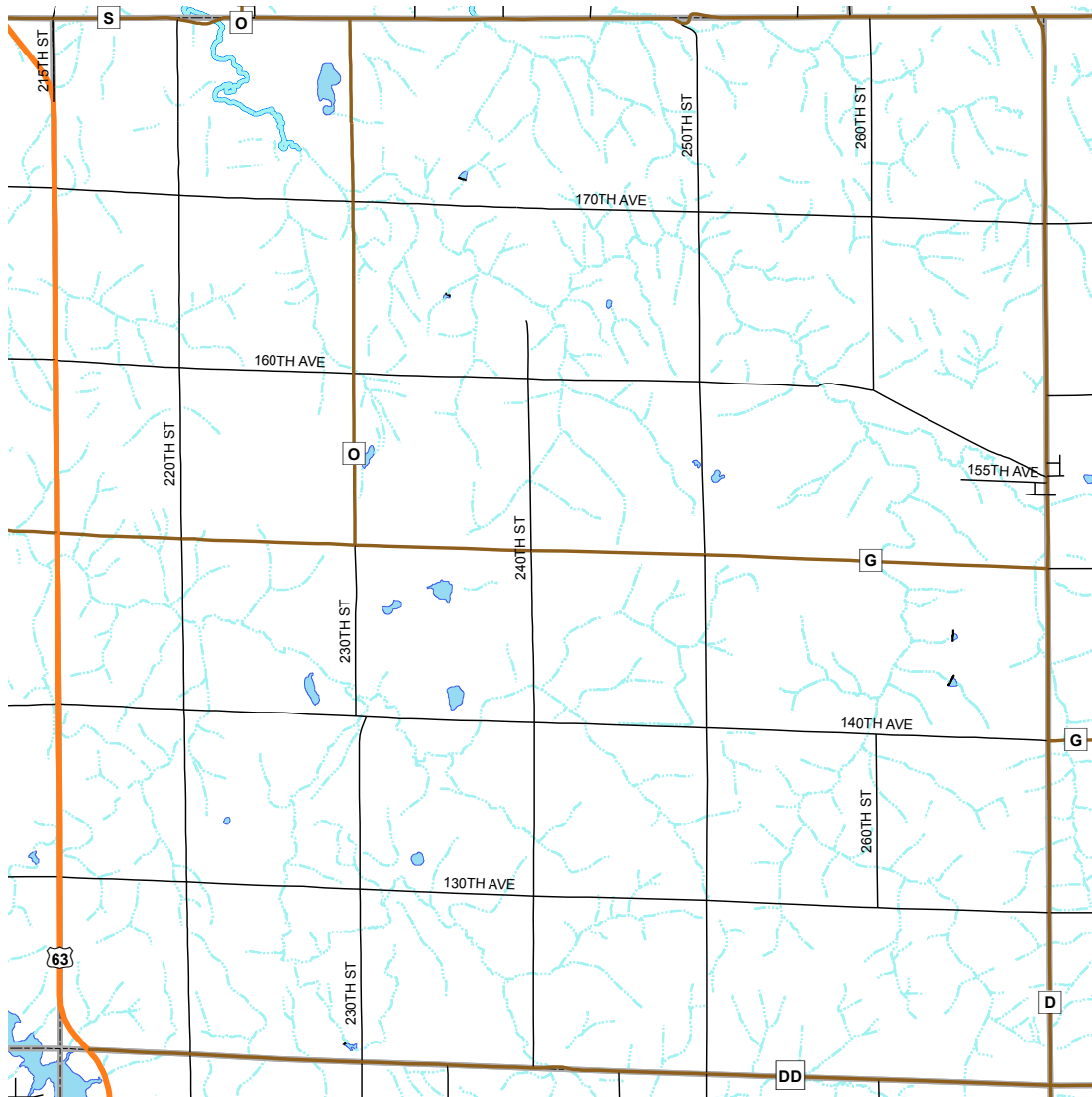
# Water Bodies and Drainage VILLAGE OF DEER PARK

Map 11

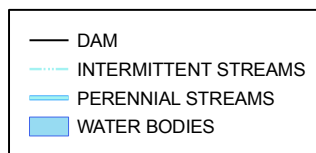


# Water Bodies and Drainage TOWN OF EMERALD

Map 12

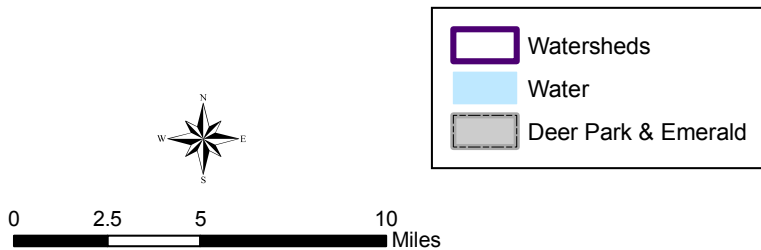
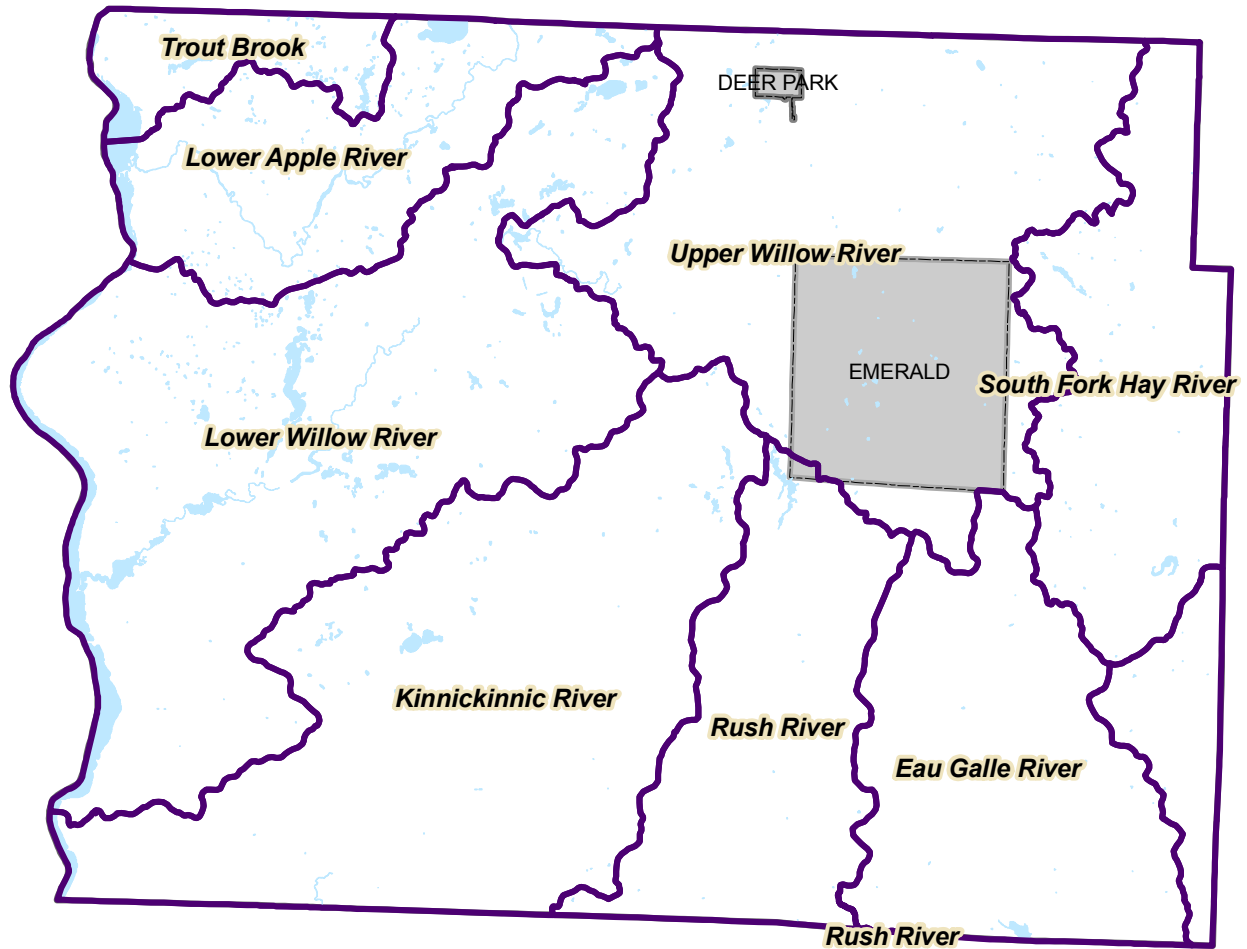


0 1 2 Miles



SOURCE: NRCS Soil Survey of St. Croix County.

# Watersheds ST. CROIX COUNTY



SOURCE: St. Croix County Planning / Land Information

***SURFACE WATER QUALITY***

- The streams and rivers in the county meet fish and aquatic life and recreational use standards.
- In general, water quality in the St. Croix River Basin, which includes the Willow River, and the Lower Chippewa River Basin, which includes the Rush and Eau Galle rivers, is good.
- Water quality and aquatic habitat in the town's water bodies are threatened by non-point source pollution from agricultural land use, construction sites and rural residential development.
- Issues in the Upper Willow River Watershed include sedimentation, groundwater contamination by surface water entering through sinkholes, livestock waste entering streams and spring runoff or other heavy rain events that turn dry runs into temporary rivers.
- 5.3 miles of the South Fork of the Willow River are classified as a Class II Trout stream, 10.7 miles are not classified.
- One mile of Hutton Creek is classified as a Class II Trout stream, two miles are classified as a warm water fishery, 10 miles are not classified.
- The Wisconsin Department of Natural Resources (WDNR) has an Outstanding Resource Waters (ORW) list and an Exceptional Resource Waters (ERW) list. Outstanding and Exceptional Resource Waters are protected through WDNR regulation. These waters may not be lowered in quality due to WDNR permitted activities such as wastewater treatment plants. There are no ORW or ERW designated waters in the Town of Emerald or Village of Deer Park.
- The WDNR also has an impaired water list, known as the 303(d) list. This list identifies waters that do not meet water quality standards. The WDNR uses the list as the basis for establishing strategies to improve water bodies using total maximum daily loads. The priority watershed program uses conservation practices to improve the water body. There are no impaired waterbodies in the Town of Emerald or Village of Deer Park.
- The effects of polluted runoff from barnyards and feedlots, stream bank grazing and flooding threaten the many trout streams in the Eau Galle watershed.
- The Eau Galle River is threatened by turbidity, natural erosion and stream bank grazing.



## ***GROUNDWATER***

Major aquifers in St. Croix County include sand and gravel deposits and dolomite and sandstone bedrock. These aquifers are the source of all potable (drinkable) water in the Town of Emerald Village of Deer Park and St. Croix County. The sand and gravel aquifer consists of unconsolidated sand and gravel in glacial drift and alluvium. These deposits occur throughout about one-fourth of the county, either at the land surface or buried under less permeable drift. The sand and gravel aquifer can yield sufficient water yield for private residential water supplies. The sandstone aquifer includes all sedimentary bedrock younger than the Precambrian age. The sandstone aquifer is continuous over the county and includes, from youngest to oldest rock formations, the Galena-Platteville unit of the Ordovician age, St. Peter Sandstone, the Prairie du Chien Group, and sandstones of the Cambrian age.

The Prairie du Chien dolomite and the Cambrian sandstones are the major water-yielding rocks in much of the county. The Prairie du Chien is the uppermost-saturated bedrock and is used extensively for private residential water supplies. The ability of the Cambrian sandstone to store and yield water, and its generally great thickness makes it the principal source of municipal water supplies. The Galena-Platteville unit is mostly unsaturated; the St. Peter Sandstone is found in a small area and is partly saturated and yields some water to wells.

The source of all groundwater recharge in St. Croix County, including Emerald and Deer Park, is precipitation. Between one and ten inches of precipitation per year infiltrates and recharges the groundwater aquifers. The amount infiltrated depends mainly on the type of rock material at the land surface. Most groundwater moves through the unconsolidated material and bedrock units and then discharges to surface waters.

The groundwater elevation map on the following pages shows the elevation of the top of the zone of saturation. The elevation of the water table ranges from more than 1,100 feet in several places in the eastern quarter of the county to just over 675 feet along the St. Croix River. The water table is under the glacial drift and within the bedrock in about half of St. Croix County.

### ***AREAS WITH HIGH RELATIVE SUSCEPTIBILITY TO GROUNDWATER POLLUTION***

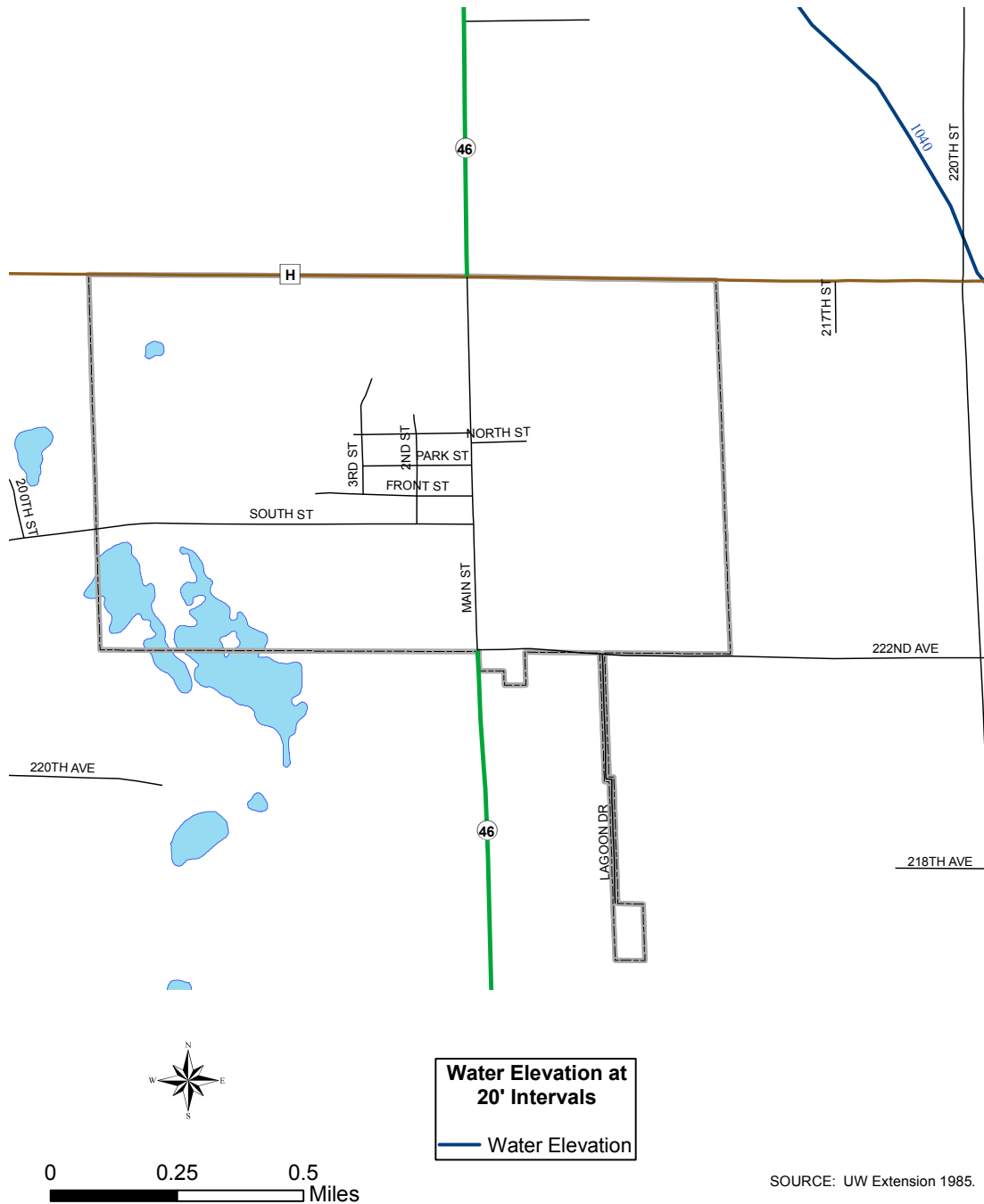
Groundwater supplies potable (drinkable) water to the residents of Emerald and Deer Park. Some land areas, because of inherent physical resource characteristics, do not attenuate (lessen the impact of) pollutants very well, which may be introduced into the environment. These areas should be protected from certain high-risk land uses and have best management practices and monitoring established, especially when in proximity to any wells that supply drinking water.

Groundwater can be adversely affected when contaminants are released into or spilled upon the ground. Some factors influencing an aquifer's susceptibility to pollution are depth to groundwater and bedrock, type of bedrock, sub-surface permeability, and the soil's ability to lessen the impact of pollutants. The Depth to Groundwater of the Town of Emerald and Village of Deer Park are depicted in maps on the following pages.

High-risk activities, such as industries using hazardous materials, pose serious threats to groundwater and should be kept out of the immediate recharge areas of public and private wells. Point sources of groundwater contamination can include chemical spills, landfills, failing septic systems, abandoned wells, etc. However, non-point pollution of groundwater from agricultural run-off, lawn fertilizers, contaminants in stormwater and improper disposal of household chemicals (e.g. bleach, used motor oil, paints, etc.) can also cause groundwater pollution.

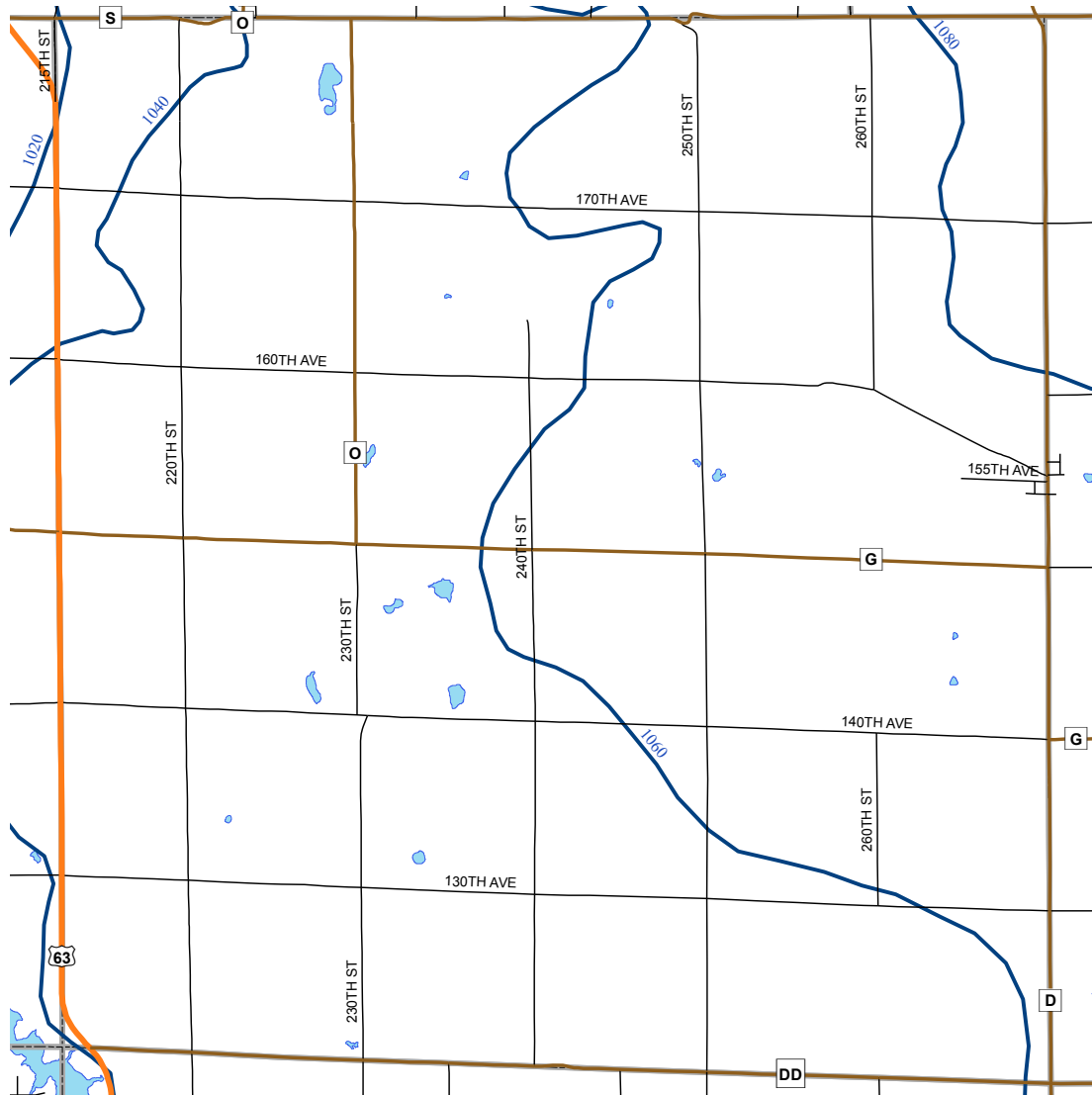
# Groundwater Elevation VILLAGE OF DEER PARK

Map 16



# Groundwater Elevation TOWN OF EMERALD

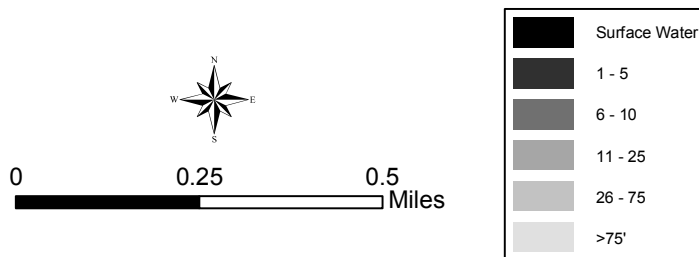
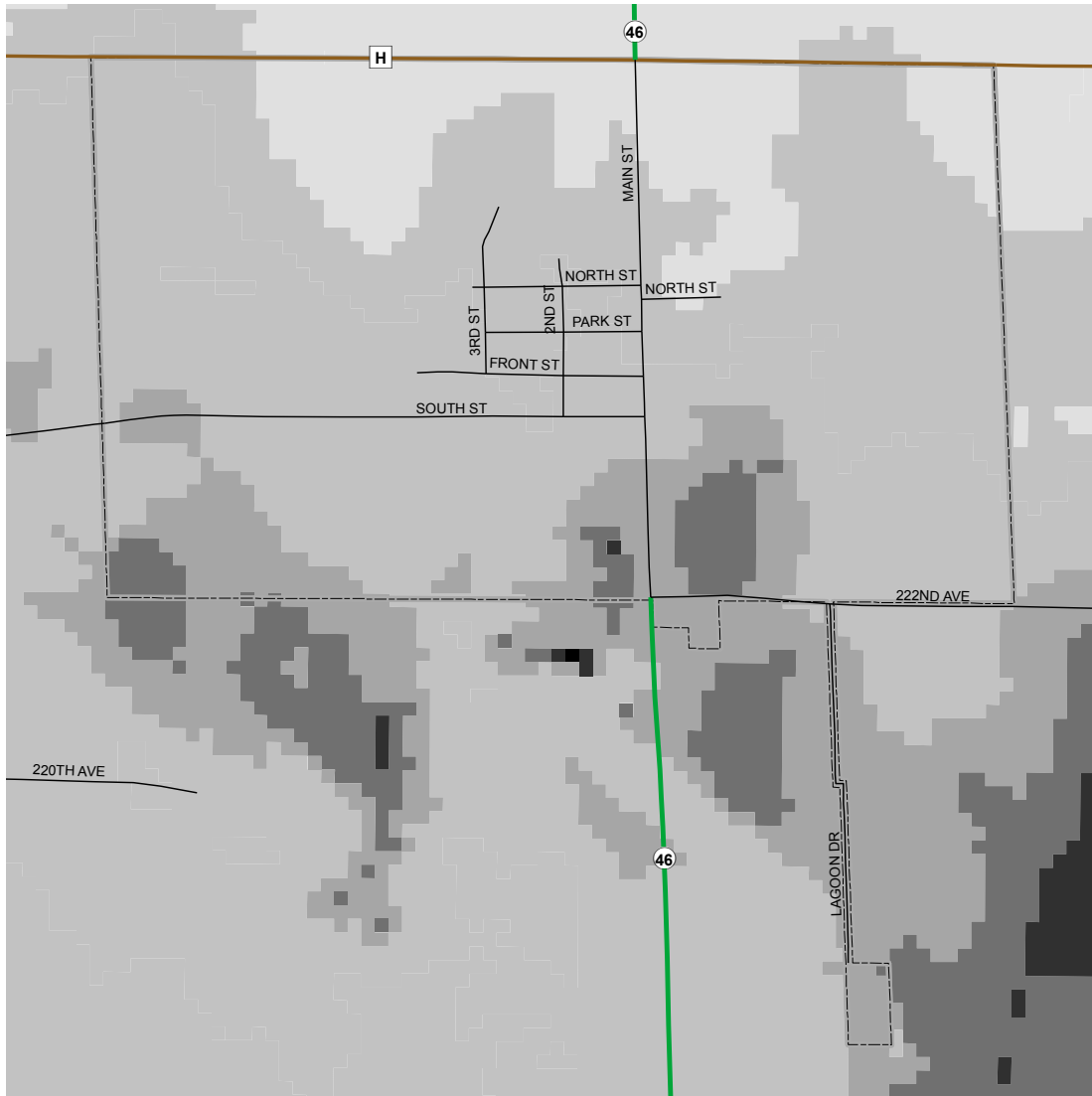
Map 17



SOURCE: UW Extension 1985.

# Depth to Groundwater VILLAGE OF DEER PARK

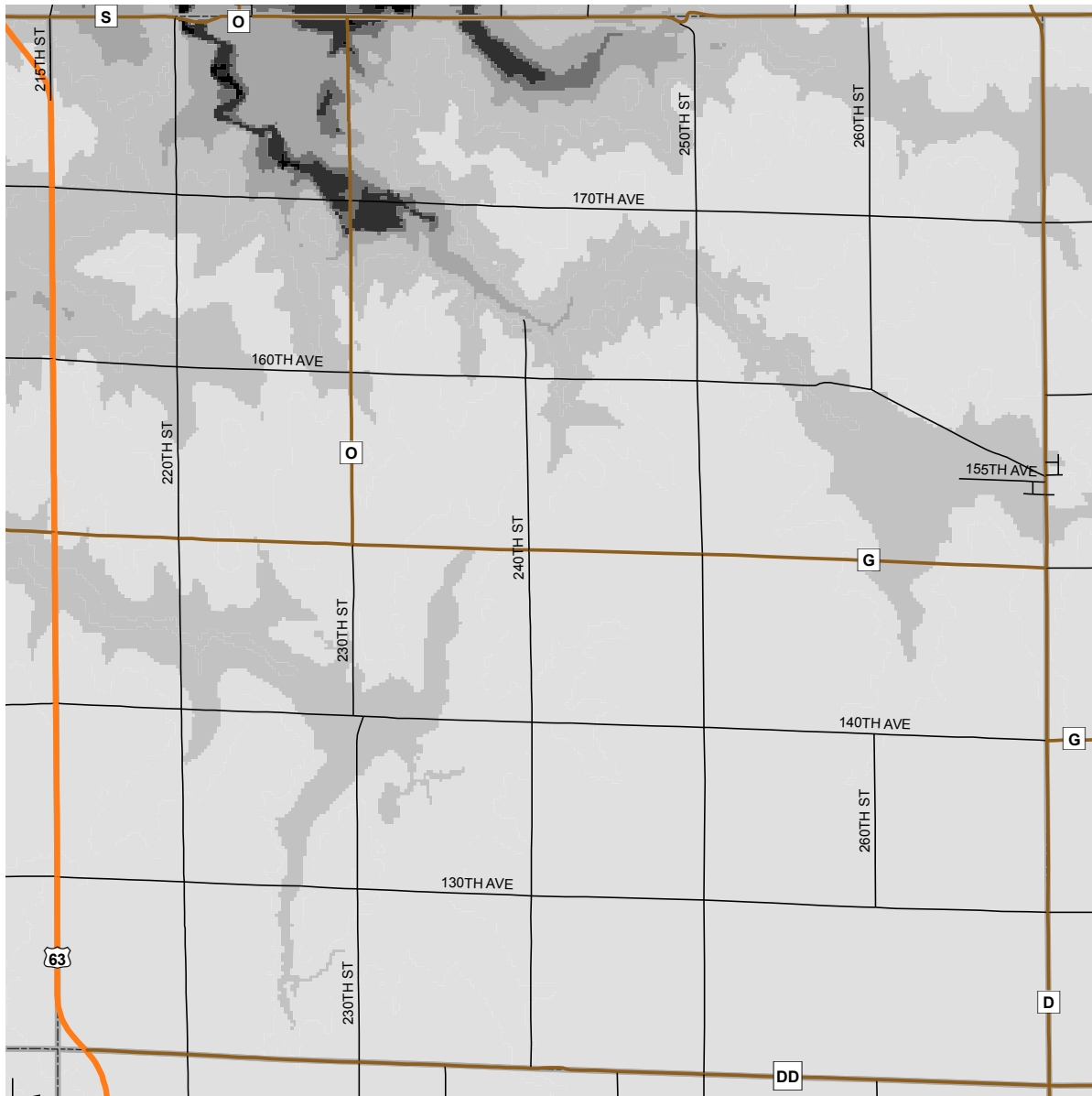
Map 14



SOURCE: USGS

# Depth to Groundwater TOWN OF EMERALD

Map 15



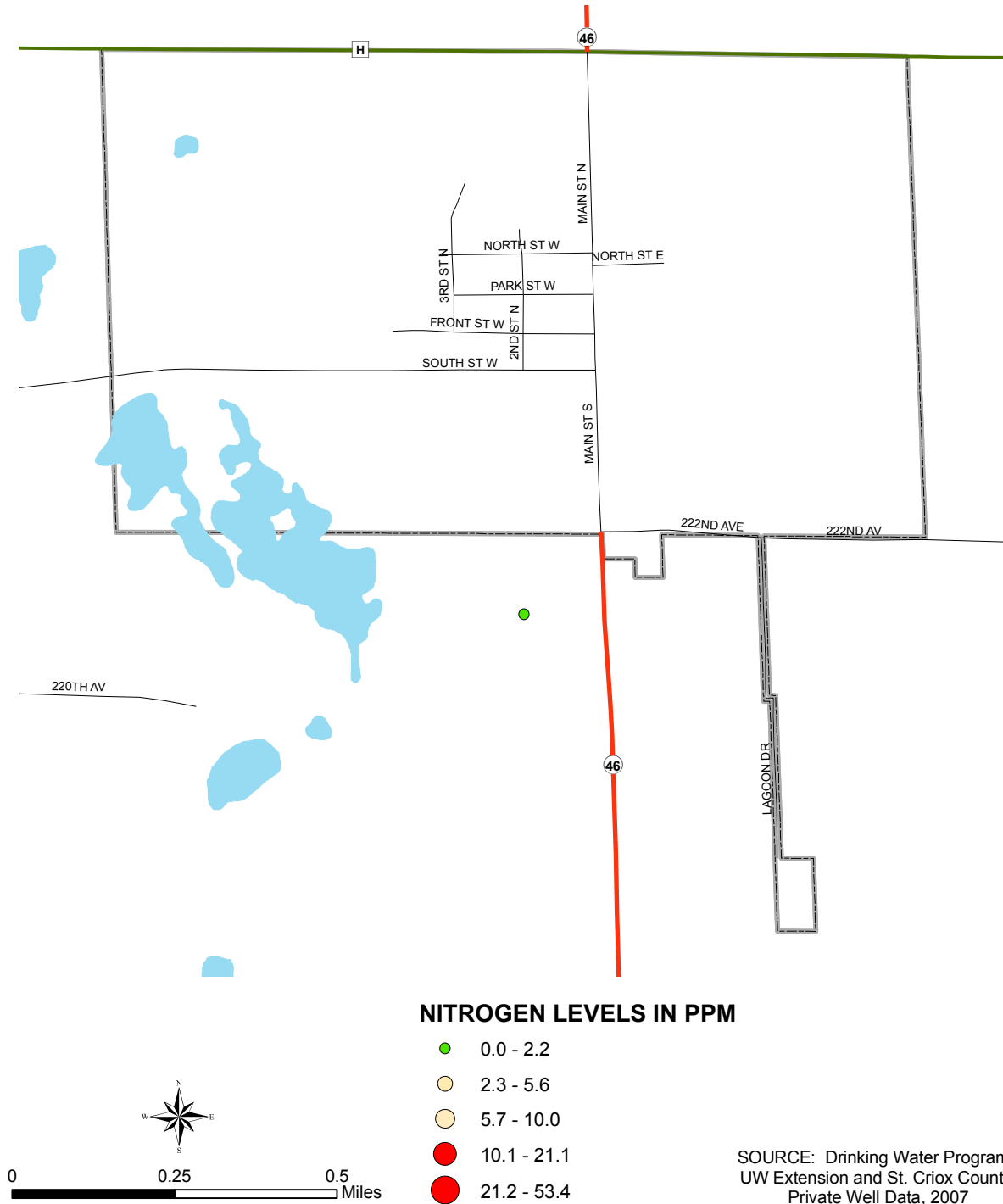
SOURCE: USGS

## ***GROUNDWATER QUALITY***

- The dolomite aquifer underlies all of St. Croix County and is the principal source of water for residential, municipal and industrial supplies.
- The quality of groundwater in St. Croix County is generally good. However, some water has chemical characteristics that make it objectionable or unsuitable for domestic or industrial uses.
- Groundwater in St. Croix County is classified as hard or very hard due to the presence of calcium and magnesium.
- Iron and manganese are found in water from all of St. Croix County's aquifers. Concentrations greater than the recommended limits are common.
- Nitrate concentrations in the water are localized but are becoming more of a problem throughout the county. Nitrates greater than 10 parts per million have not been identified in wells in Deer Park or in Emerald. Please see the Nitrates in Groundwater map on the following pages.
- The Town of Emerald has had poor water quality for several decades. Many residents refer to these as isolated incidents of "brown water" in private wells which commonly occur during the spring thaw and after heavy rain events.
- Old, unused wells and karst land features such as sinkholes, exposed bedrock, springs and disappearing streams and ponds can act as direct conduits for polluted runoff to enter the groundwater. Agriculture is the major land use in Emerald and most cropland receives applications of animal waste and commercial fertilizers. These applications contribute to groundwater quality problems, as do other land use activities on the surface of the land.
- Past drinking water programs sponsored by the Land & Water Conservation Department and UW-Extension, through volunteer water testing, found unsafe levels of nitrate and bacteria in residential wells.
- As of June 2009, the Wisconsin DNR has established two "special areas of well compensation eligibility" in Emerald. Wells located in those areas were found to contain *Rhodococcus* bacteria, an *ecoli*-positive bacteria. This type of bacteria is indicative of grazing animal waste contamination, which includes waste from livestock.
- Residential well owners within these designated areas may be eligible, depending on income, for a grant to help pay for the cost of a replacement well and for sealing their existing contaminated well.
- Based on the susceptibility of the groundwater supply for the Town of Emerald, the WDNR recommends that all new or replacement wells within the town be cased to a depth below the Prairie du Chien aquifer.
- Microbial-source testing (which determines the specific type of bacteria) is available through the Wisconsin-DNR for those wells that have both obvious odors or smells and tested positive for *e-coli* bacteria.
- There are now four Atrazine (a pesticide) prohibition areas within St. Croix County. One on the edge of Star Prairie and Stanton; one in Erin Prairie; one in Springfield; and one at the junction of the towns of Hammond, Warren, Pleasant Valley and Kinnickinnic.
- A report entitled "An Introduction to Groundwater in St. Croix County" completed in May 2006 by the UW-Extension and UW-Stevens Point provides a more complete analysis of St. Croix County's groundwater. The report looks into a broader range of water quality measurements such as coliform bacteria, arsenic, nitrates, triazine, arsenic, chloride, hardness and pH. The report may be access on St. Croix County's website, under the Land and Water Conservation Department's Drinking Water program, [www.sccwi.us/lwcd](http://www.sccwi.us/lwcd) choose Drinking Water Testing.

# Groundwater Quality VILLAGE OF DEER PARK

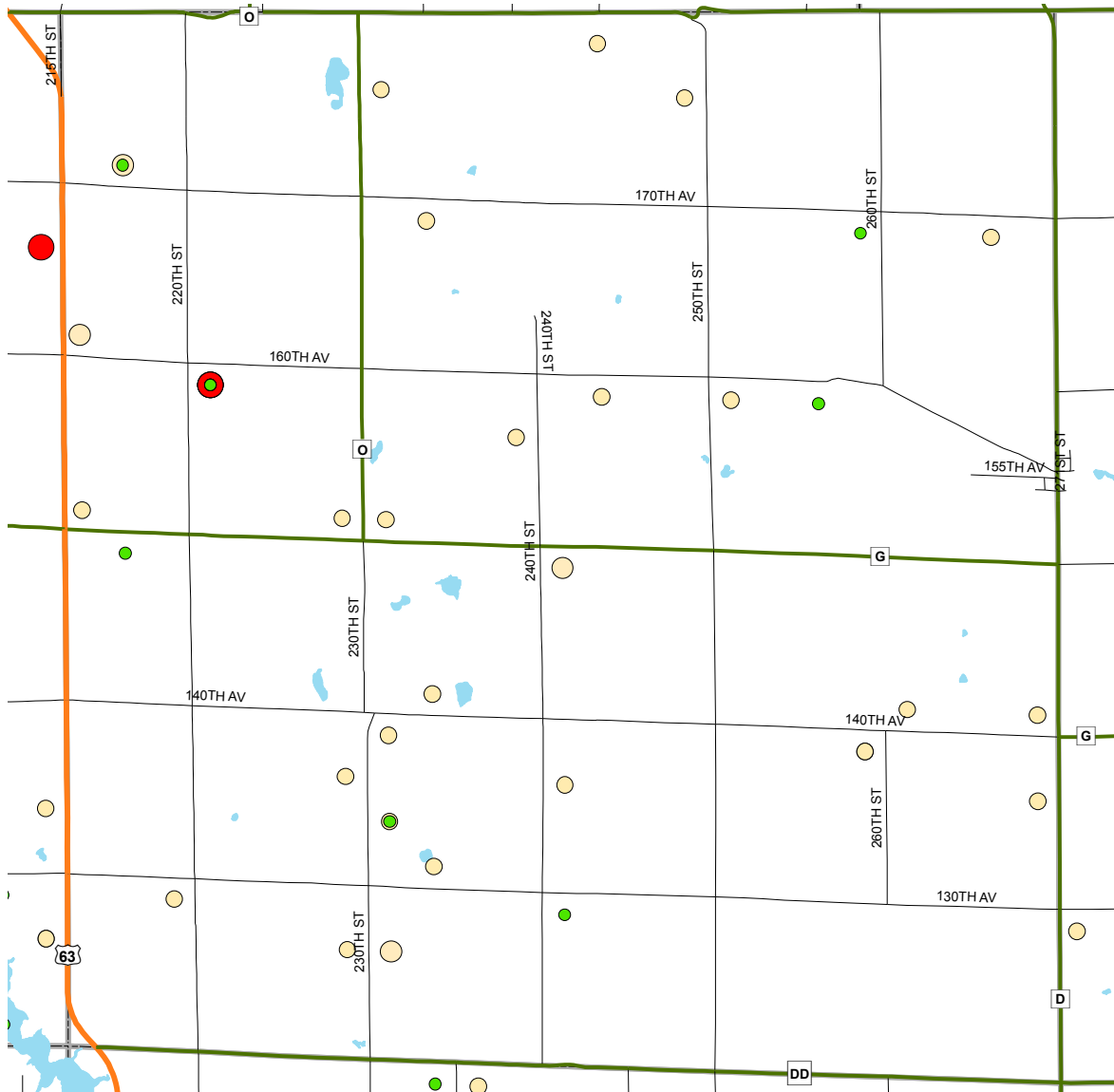
Map 18





# Groundwater Quality TOWN OF EMERALD

Map 19



## NITROGEN LEVELS IN PPM

- 0.0 - 2.2
- 2.3 - 5.6
- 5.7 - 10.0
- 10.1 - 21.1
- 21.2 - 53.4

SOURCE: Drinking Water Program,  
UW Extension and St. Croix County  
Private Well Data, 2007

### ***ISSUES AFFECTING SURFACE & GROUNDWATER QUALITY***

- Agricultural runoff into the lakes and streams of the county has contributed to the degradation of water quality in some areas.
- The internally drained closed depressions and their corresponding high water tables are very sensitive to runoff and septic system effluent.
- The increased number and density of Private Onsite Wastewater Treatment Systems (POWTS) can lead to nitrates in the groundwater, if these systems are improperly installed or are not maintained. All POWTS are required to be inspected every three years, and most will need to be pumped at that time. Improper use of a system could lead to premature failure of the system, expensive repairs and water contamination. St. Croix County reminds residents of the septic system inspection requirement on a three-year rotational basis and requires proof that the system has been inspected.
- Along with rural residential development come problems such as storm water control and soil erosion.
- Increased lakeshore development has occurred in St. Croix County, causing increased runoff into the lakes, which can lead to water quality degradation.
- Landowners should test their drinking water annually or at least once every three years. Water testing kits are available at the County Planning and Zoning Department, Hudson; Land & Water Conservation Department, Baldwin; Public Health Department, New Richmond; or through private labs. A fee may apply.

#### ***WELLHEAD PROTECTION AREAS***

Municipal water suppliers are required by state administrative code to establish wellhead protection measures for new wells. It is also appropriate to establish protection measures for existing public water supply wells to protect the public health, safety and welfare, and to reduce public costs should a pollution event occur. Because it is difficult to adequately react to a pollution event that occurs in proximity to a well, strict prohibitions of certain high-risk land uses should be established for that area (within the 30-day time of travel of contributing groundwater to a well). Certain high-risk land uses should be limited and best management practices and monitoring established in the area between the 30-day and five-year time of travel of contributing groundwater to a public water supply well.

## *ENVIRONMENTALLY SENSITIVE RESOURCES*

### *FLOODPLAINS*

Wisconsin Statute 87.30(1) (59.692) requires counties, cities and villages to implement floodplain zoning. The purpose of Wisconsin Administrative Code NR116, Floodplain Management Program, is the protection of property and public investments from the effects of flooding. Federal Emergency Management Agency 100-year floodplain maps are usually used to delineate flood hazard areas. Counties are required to adopt reasonable and effective floodplain zoning ordinances within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. St. Croix County has adopted and implemented a floodplain ordinance into the county zoning ordinance. This ordinance was revised in 2009. This ordinance is effective in all towns. Each community's floodplains are depicted in the maps on the following pages.

### *SHORELANDS*

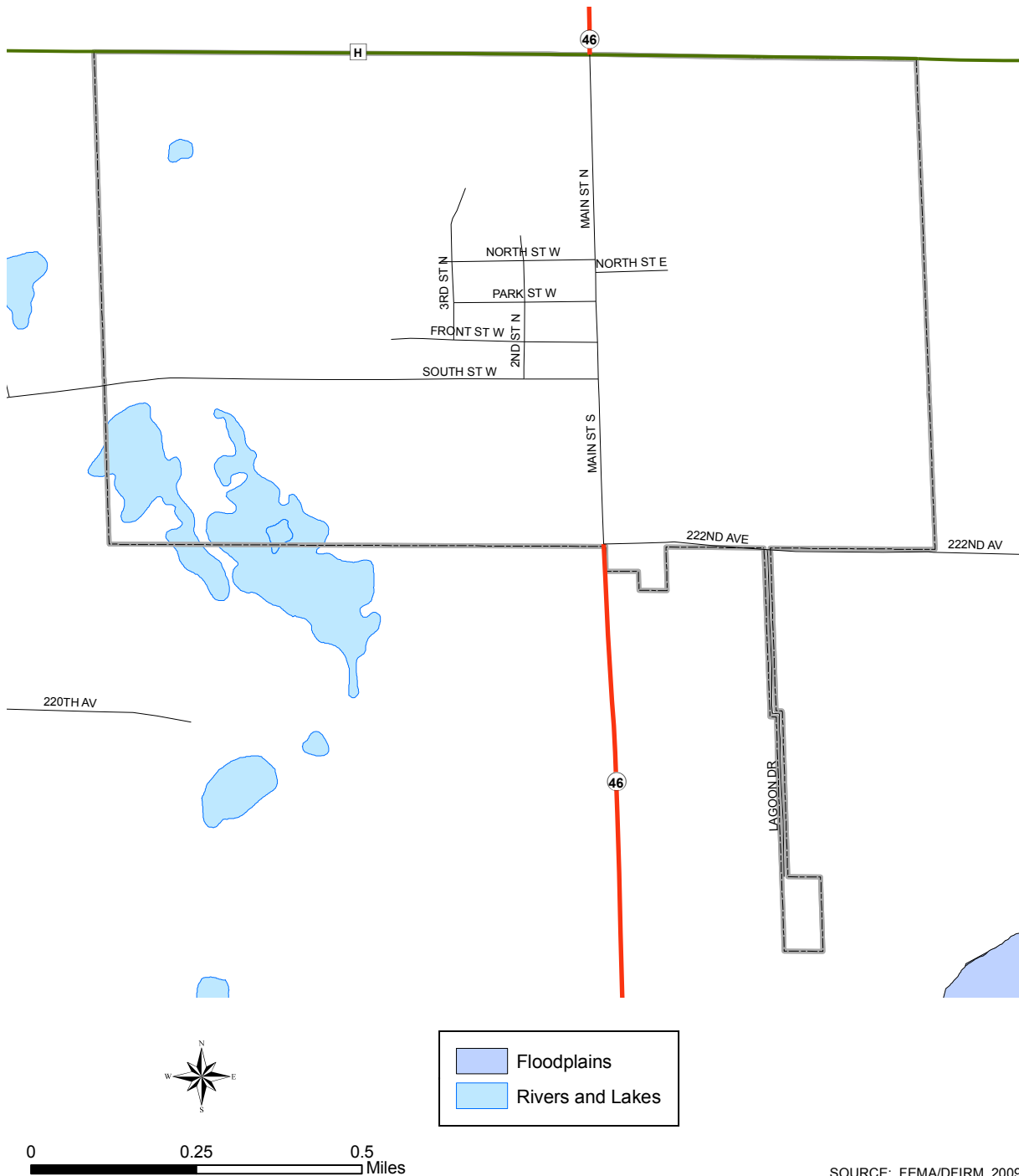
Lands within 1000 feet of the ordinary high water mark of a lake or pond and 300 feet past the ordinary high water mark or landward edge of the floodplain, whichever is greater, of a river or stream are designated shorelands. Shorelands are usually considered prime residential building areas because of their scenic beauty. However, shorelands provide valuable habitat for both aquatic and terrestrial animals and vegetation. Shorelands also act as buffers and thus serve to protect water quality.

Wisconsin requires counties to protect and prevent the loss and erosion of these valuable resources by adopting and enforcing a shoreland ordinance. The authority to enact and enforce this provision comes from Wisconsin Statutes 59.971 and 144.26. Wisconsin Administrative Code NR115 dictates the shoreland management program. County ordinances can be more, but not less, stringent than NR115. Town approval is not required. Counties may permit only certain uses in wetlands of five acres or more within the shoreland zone.

The state requirement of shoreland zoning were adopted by St. Croix County and incorporated as part of the county's zoning ordinance. Shoreland zoning requirements in St. Croix County's ordinance permit only certain uses in wetlands of three acres or more within the shoreland zone. This ordinance is effective in all towns. The shorelands are shown in the maps on the following pages. Site investigation of all floodplains and shorelands is required to ensure compliance with federal and state regulations.

# Floodplains VILLAGE OF DEER PARK

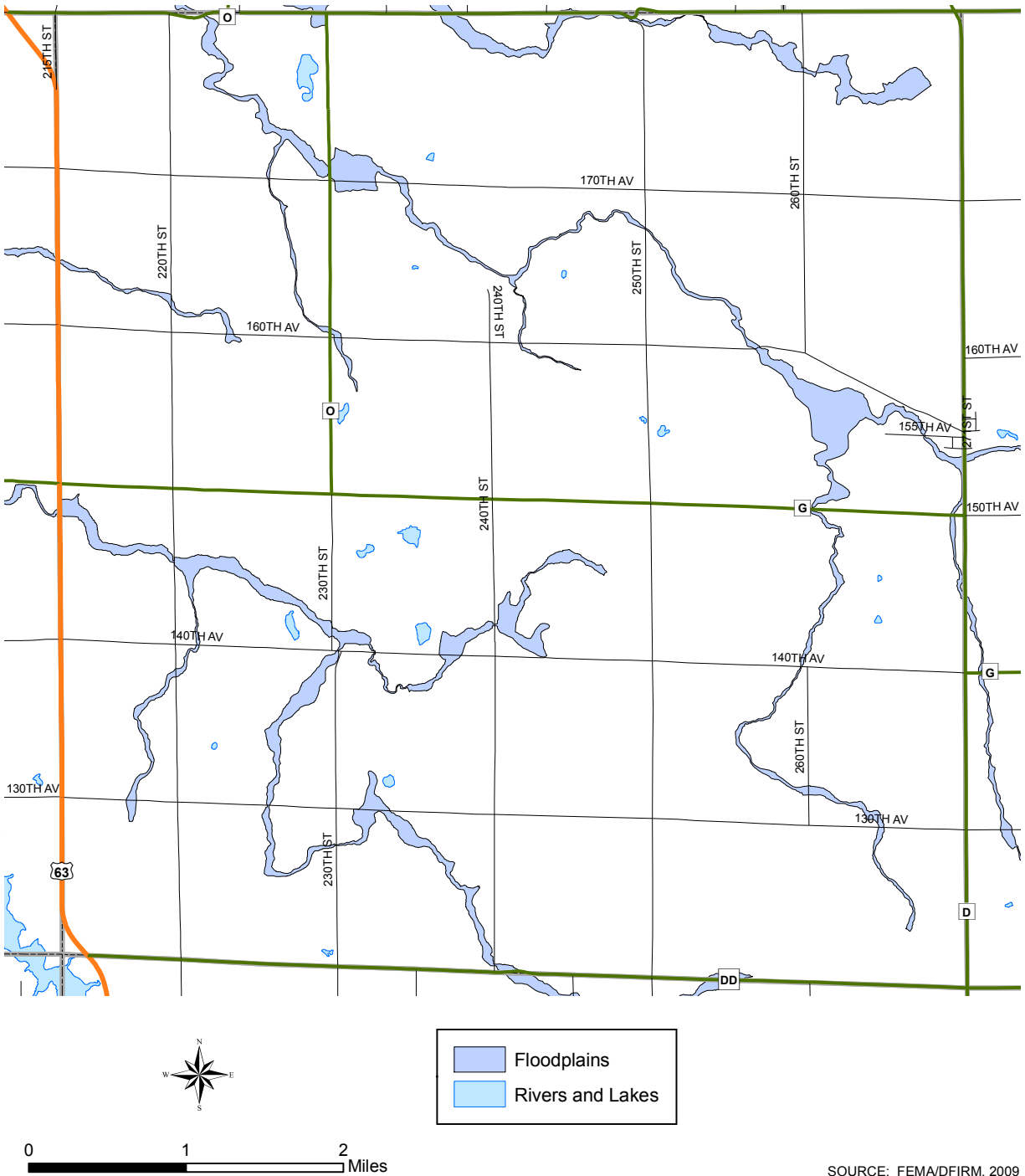
Map 24



SOURCE: FEMA/DFIRM, 2009

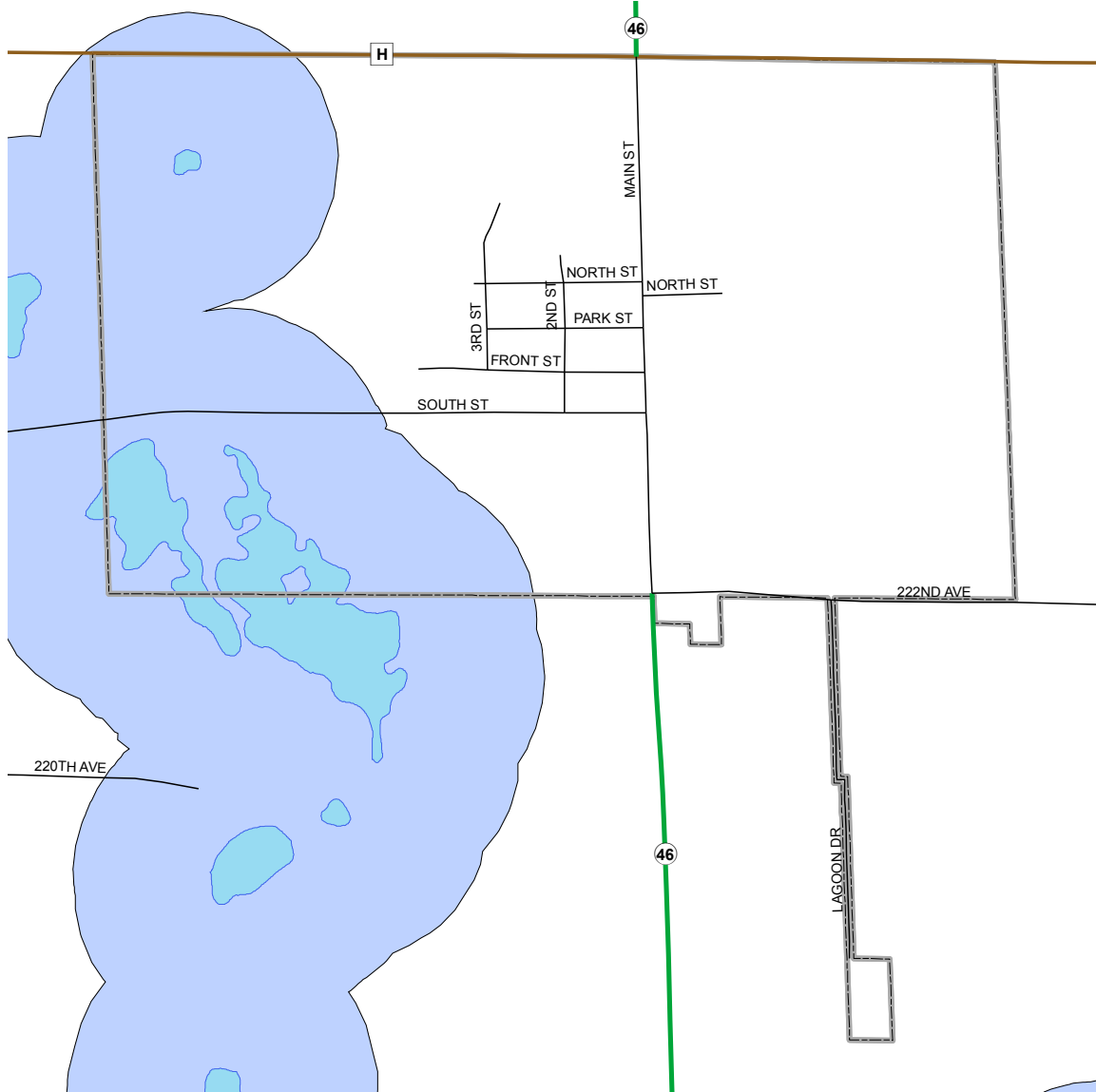
# Floodplains TOWN OF EMERALD

Map 25



# Shorelands VILLAGE OF DEER PARK

Map 26



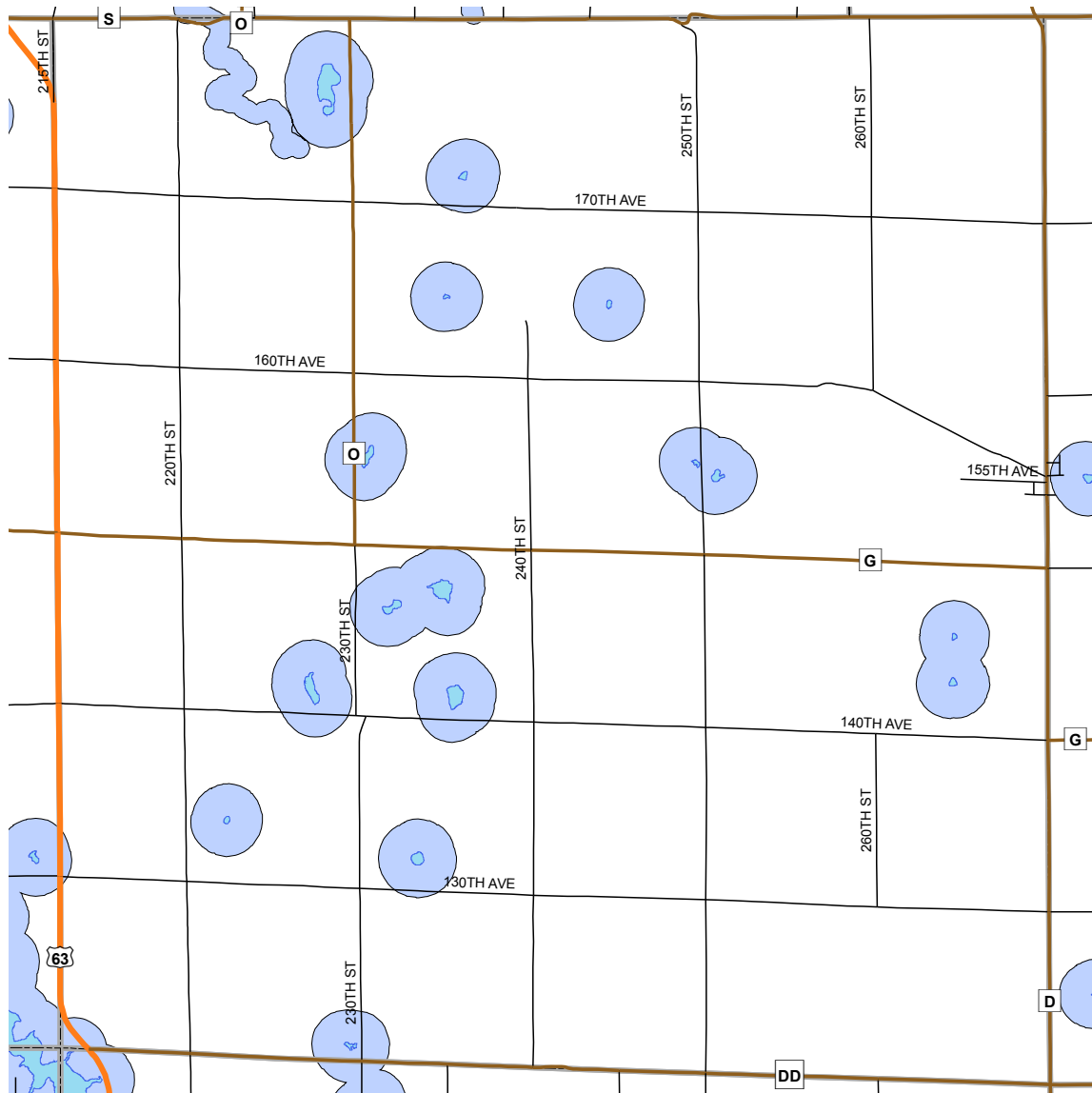
Lakes & Ponds Buffered 1000 Ft.  
Rivers and Streams Buffered 300 Ft.

Rivers and Lakes  
 Shoreland

SOURCE: 1990 Tiger Files hydrology, NRCS streams and buffered by WCWRPC.

# Shorelands TOWN OF EMERALD

Map 27



Lakes & Ponds Buffered 1000 Ft.  
Rivers and Streams Buffered 300 Ft.

Rivers and Lakes  
 Shoreland

0 1 2 Miles

SOURCE: 1990 Tiger Files hydrology, NRCS streams and buffered by WCWRPC.



## WETLANDS

Wetlands are defined by State Statute as "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers and streams cleaner, drinking water safer and also provide valuable habitat for both aquatic and terrestrial animals and vegetation. In addition, some wetlands can also provide the replenishment of groundwater supplies. Groundwater discharge is common from wetlands and can be important in maintaining stream flows, especially during dry months. Groundwater discharged through wetlands can contribute to high quality water in lakes and streams.

The federal government and the DNR restrict development in wetlands through Section 404 of the Clean Water Act and NR103, respectively. If landowners and developers are not notified of or do not follow these restrictions, wetlands can be damaged, resulting in costly fines and/or restoration.

Even though the DNR has an inventory of wetlands of two acres and larger, all wetlands, no matter how small, which meet the state definition, are subject to DNR regulations. Even if state regulations do not apply, federal regulations may, making it necessary to review all wetlands against these regulations before their disturbance. Particular attention must be given wetlands within shorelands to ensure protection from development.

Development in wetlands by either draining or filling removes their natural functions of storing and filtering pollutants, cleaning lakes, rivers and streams, making drinking water safer, providing valuable habitat for both aquatic and terrestrial animals and vegetation, replenishing groundwater supplies and the groundwater discharge from wetlands, which maintains stream flows, especially during dry months.

The wetlands of the Town of Emerald and Village of Deer Park are depicted in the maps on the following pages. Site investigation is required to ensure compliance with federal and state regulations.

## CLOSED DEPRESSIONS

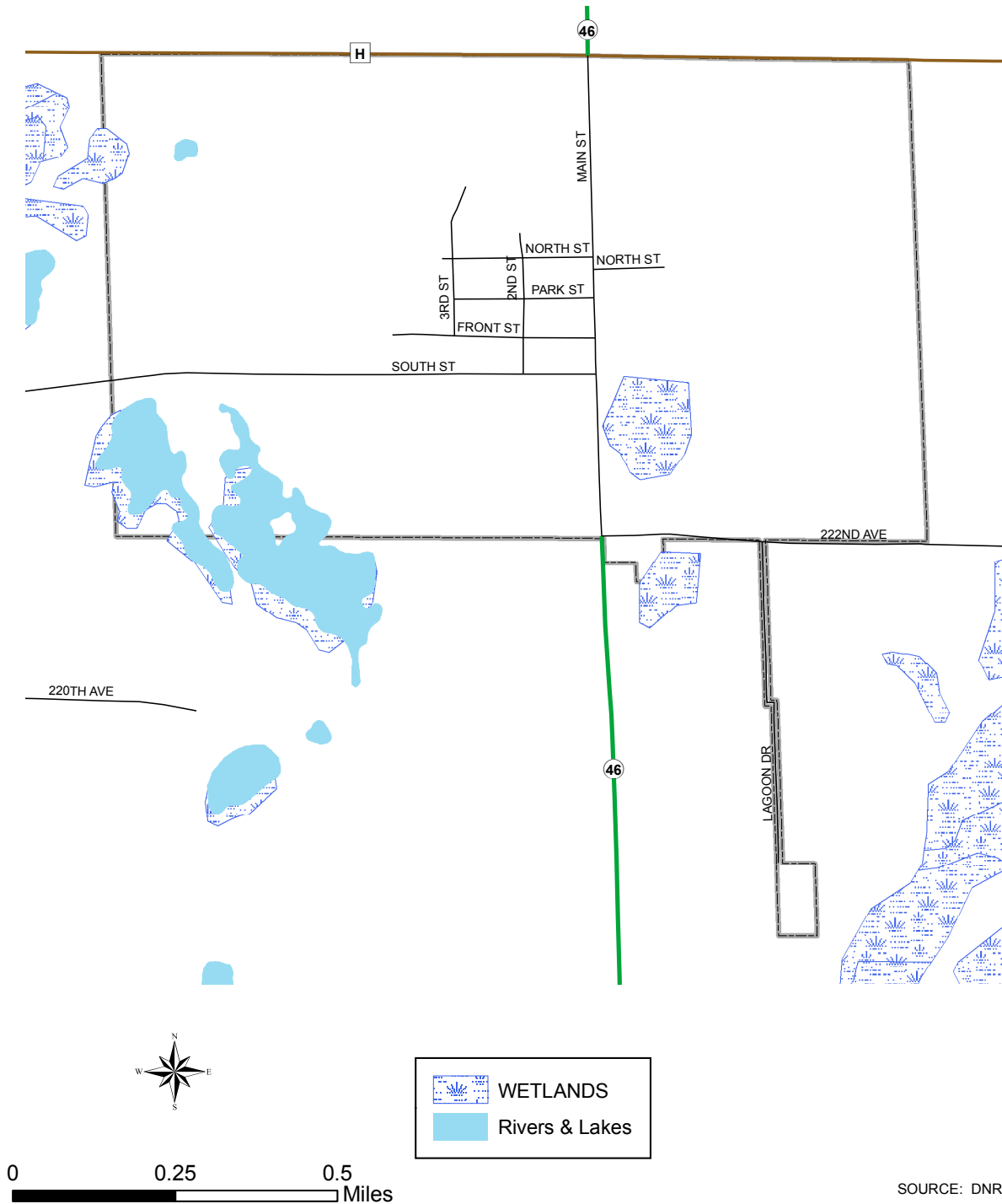
Closed depressions are extremely sensitive land features because of their close association with the groundwater. The release of pollutants into or near closed depressions is almost certain to reach groundwater immediately. The Closed Depressions of Deer Park and Emerald are depicted in the Closed Depression maps on the following pages.

*Closed depressions are common features in St. Croix County. They have formed through two quite different geological processes: karst development and glaciation. Karst development occurs in regions with highly soluble bedrock and results in distinctive landforms such as sinkholes. St. Croix County is covered by several rather thick, soluble carbonate units, and has particularly well developed karst, especially in the eastern half of the county. Glacial action can also result in topography marked by closed depressions known as kettles or kettleholes. Kettles develop when large blocks of glacier ice are buried within glacial deposits and subsequently melt. Many of the depressions in the western and northwestern portions of the county are kettles that developed in the St. Croix moraine after it was deposited during the Wisconsin glaciation.*

Baker, Hughes, Huffman and Nelson, Closed Depression Map of St. Croix County, Wisconsin, 1991

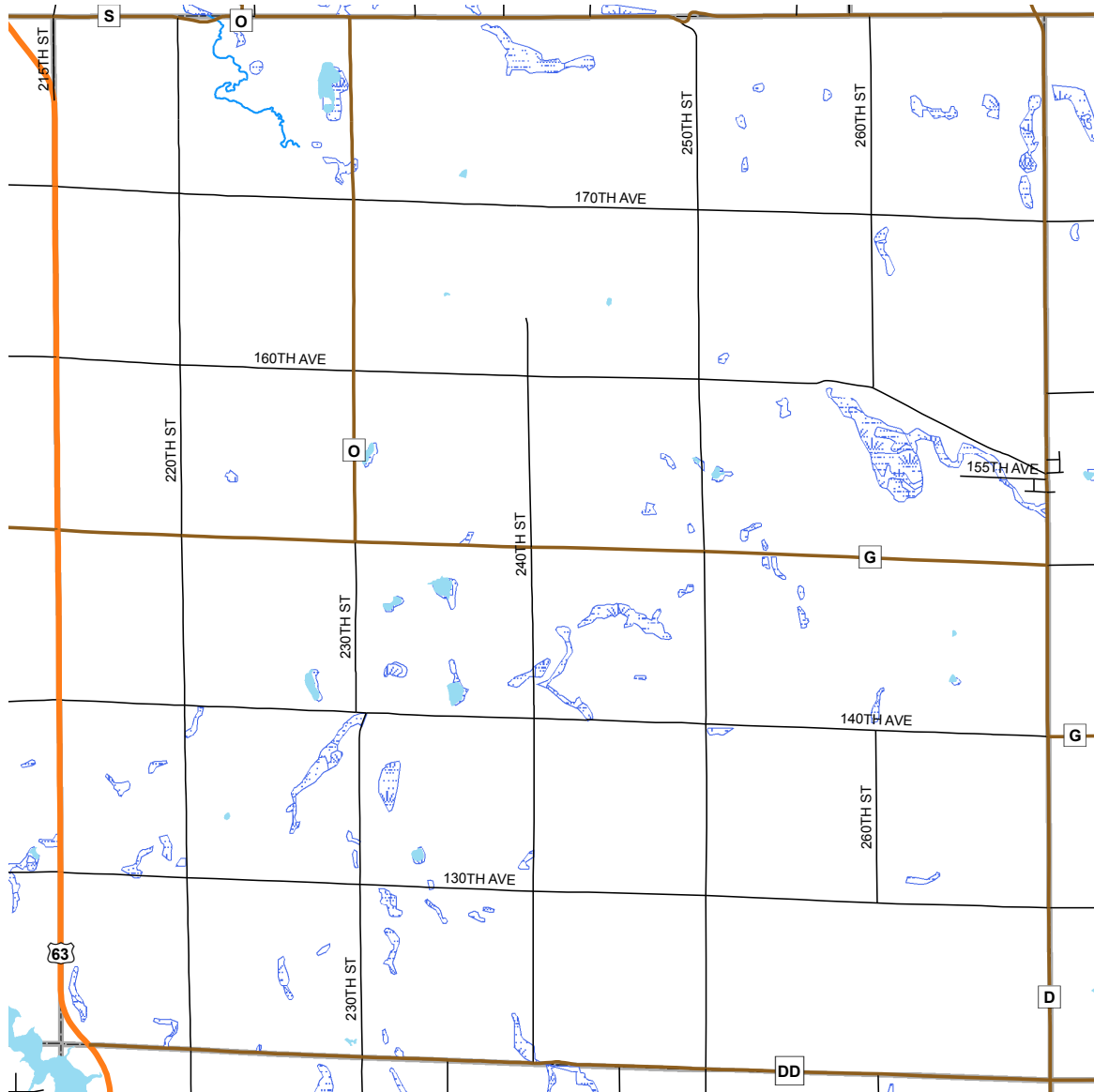
# Wetlands VILLAGE OF DEER PARK

Map 28



# Wetlands TOWN OF EMERALD

Map 29



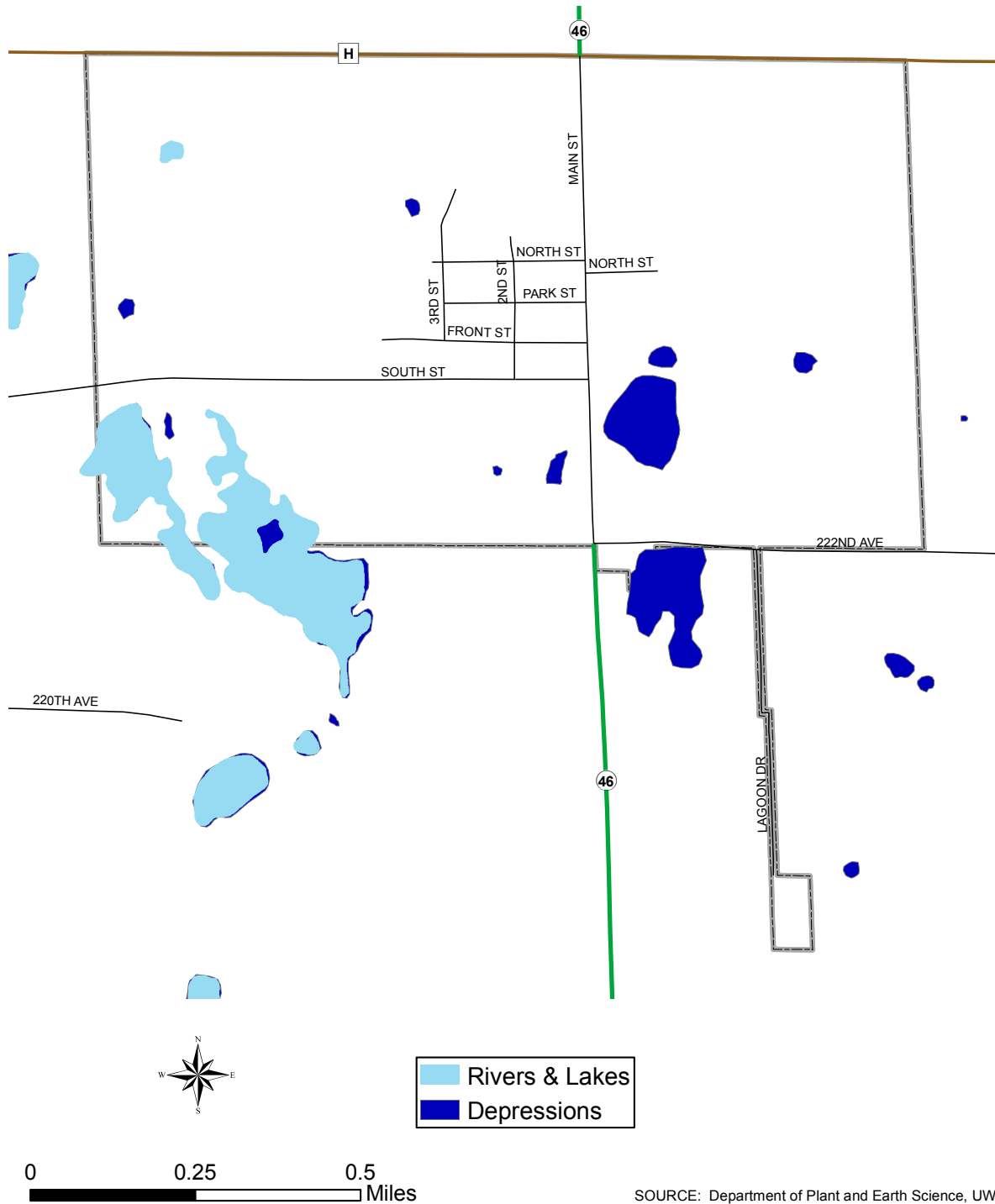
0 1 2  
Miles



SOURCE: DNR.

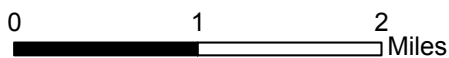
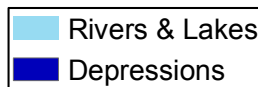
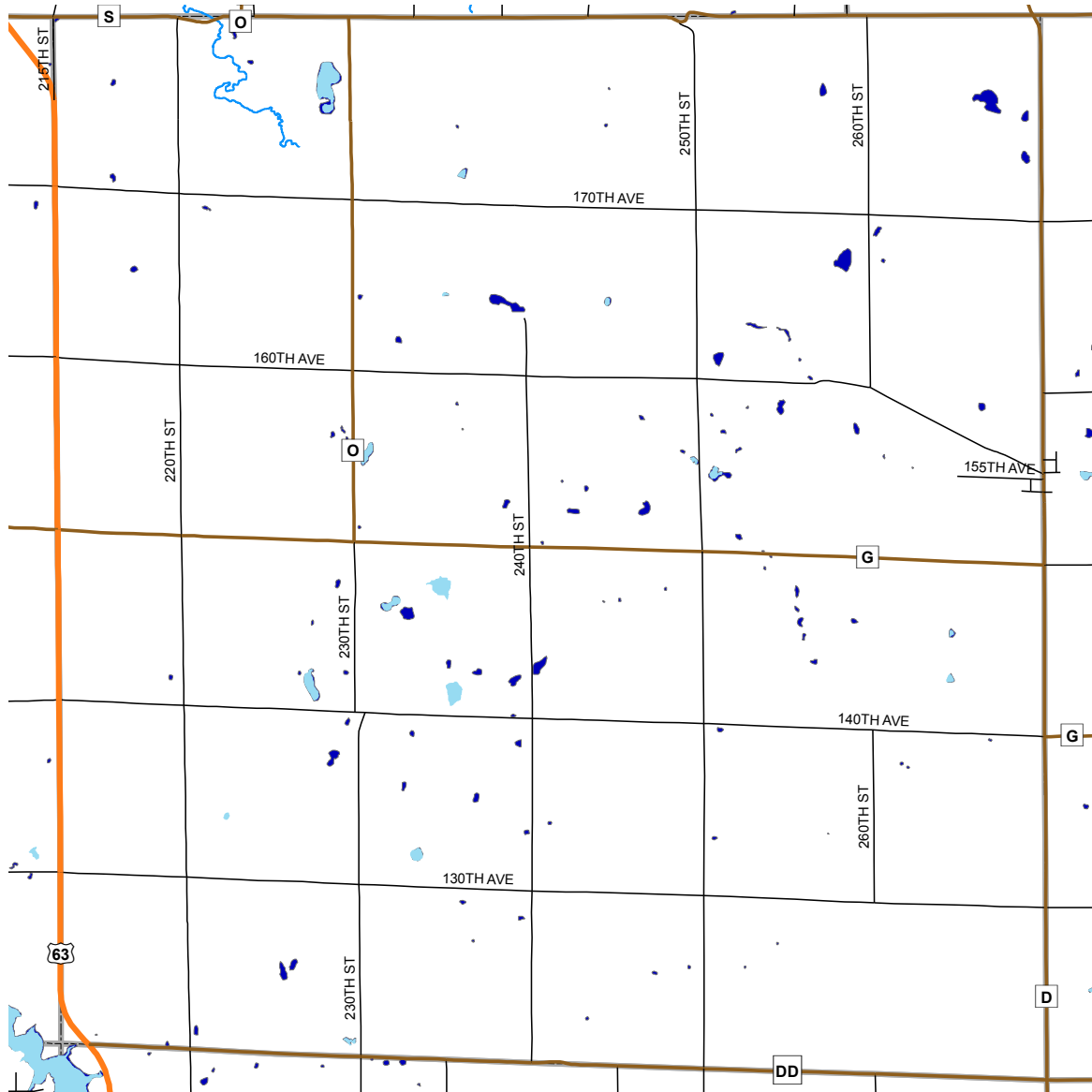
# Closed Depressions VILLAGE OF DEER PARK

Map 30



# Closed Depressions TOWN OF EMERALD

Map 31



SOURCE: Department of Plant and Earth Science, UW-RF.

### *STEEP SLOPES*

Steep slopes are any area where the gradient of the land is 12 percent or greater (each percent of slope is measured as one unit in elevation for every 100 horizontal units). One category of steep slope is 12 percent to less than 20 percent slope, of any soil type. It has been demonstrated that 12 percent slope is a threshold at which impacts from development become apparent. To allow development on these slopes one should avoid direct runoff into streams or rivers; follow state approved construction site erosion control standards; and institute best management practices, monitoring and maintenance to control on-site runoff and pollution. Steep slopes of 20 percent or greater are subject to erosion impacts even from slight land cover disturbances. Development on these slopes results in high construction costs and severe erosion with resultant negative impacts to surface waters. Therefore, development on slopes, 20 percent or greater, should be prohibited. Steep Slopes of the Village of Deer Park and Town of Emerald are depicted in the maps on the following pages.

### *WOODLANDS*

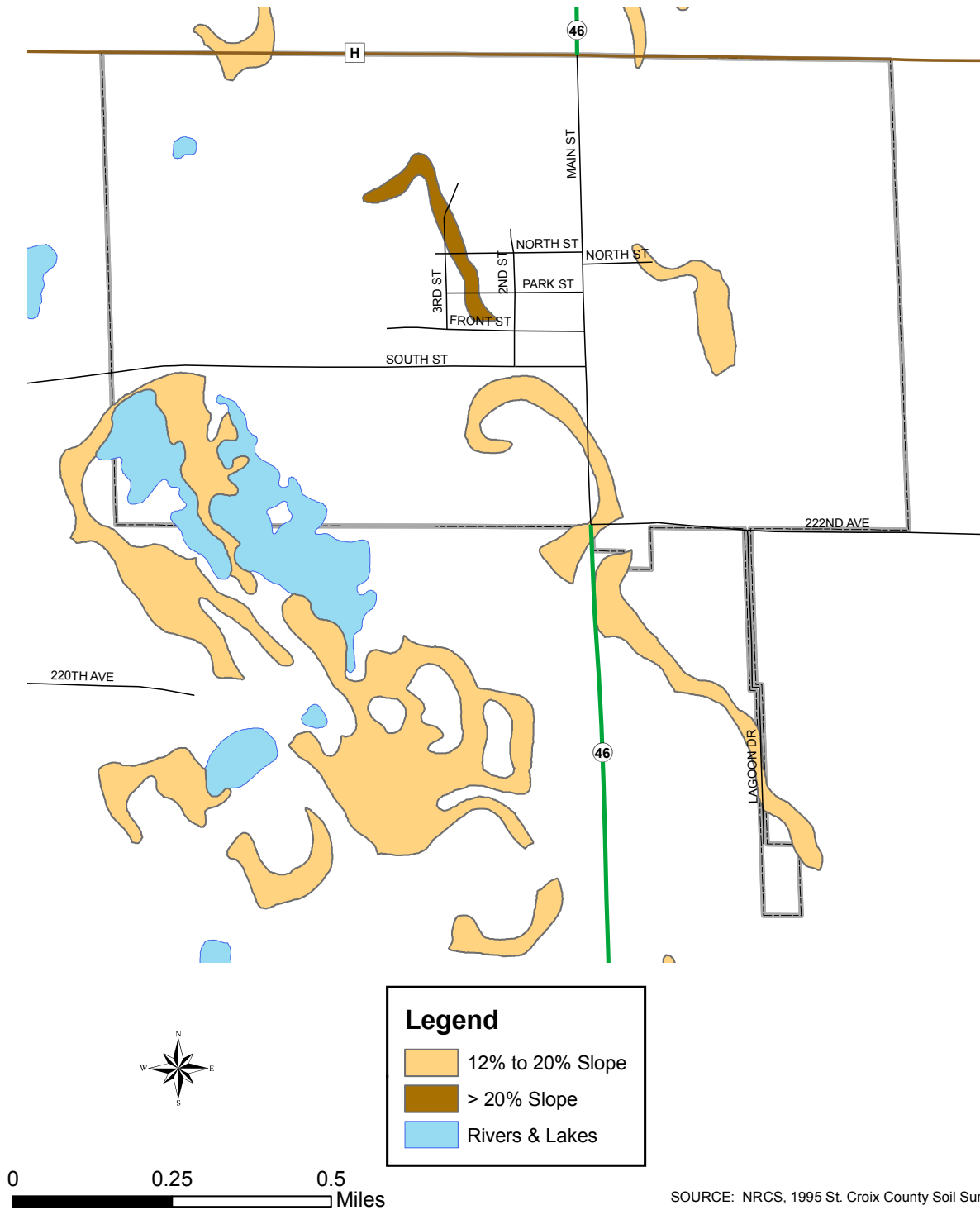
Woodlands provide habitat for a variety of plants and animals, as well as adding scenic beauty to the landscape. The largest, continuous blocks of forested land are important habitat for a variety of plants and animals.

Woodlands should be protected from conversion to other uses. Woodlands managed according to approved forest management practices can support varying and sometimes complementary objectives, such as timber production or wildlife habitat. On the other hand, strict preservation of a woodland would be unusual and reserved for the most rare and unique stands in the county, if they even exist. Pine plantations, which are cultivated and managed, offer little in the way of natural habitat. However, they are important in providing wood products, windbreaks and erosion control.

Development can destroy a woodland's capacity to provide wood products, habitat for a variety of plants and animals, and scenic beauty. Because of their value for habitat, production and scenery, woodlands should be protected from conversion to other uses. Considerations for open space when development occurs can accomplish the preservation of woodland values while managing how that development occurs. The woodlands of Emerald and Deer Park are depicted in the maps on the following pages.

# Steep Slopes VILLAGE OF DEER PARK

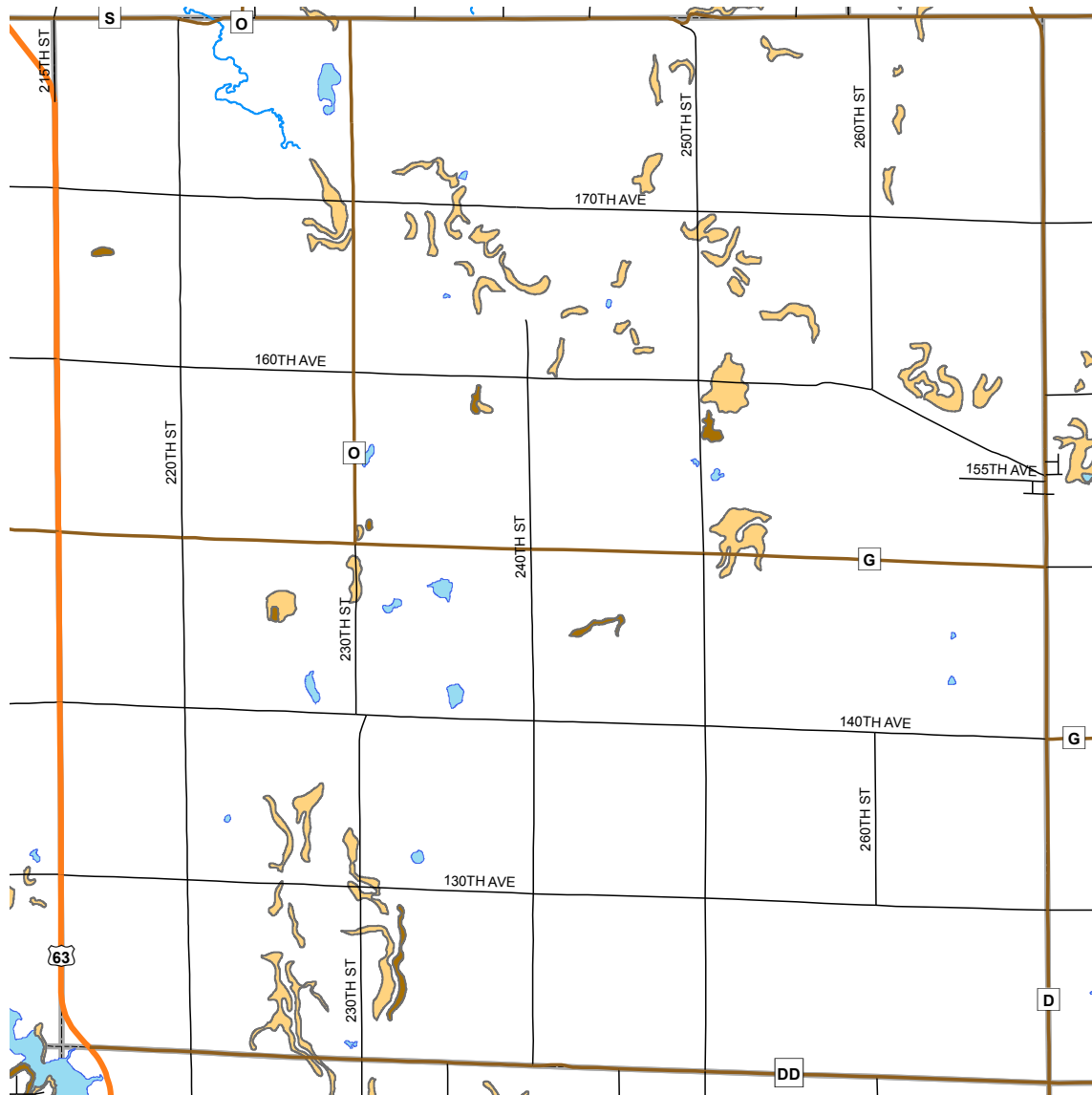
Map 32





# Steep Slopes TOWN OF EMERALD

Map 33

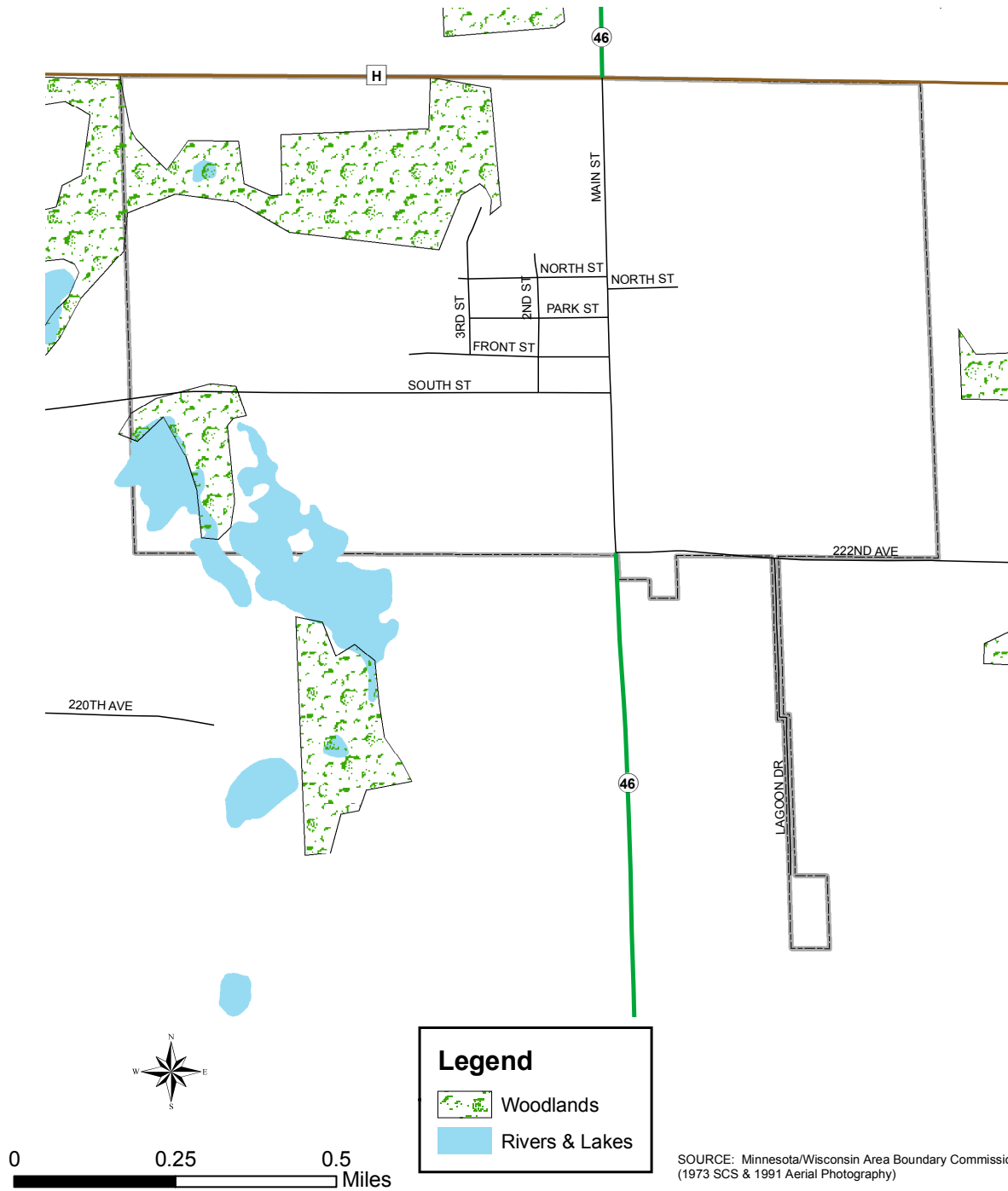


## Legend

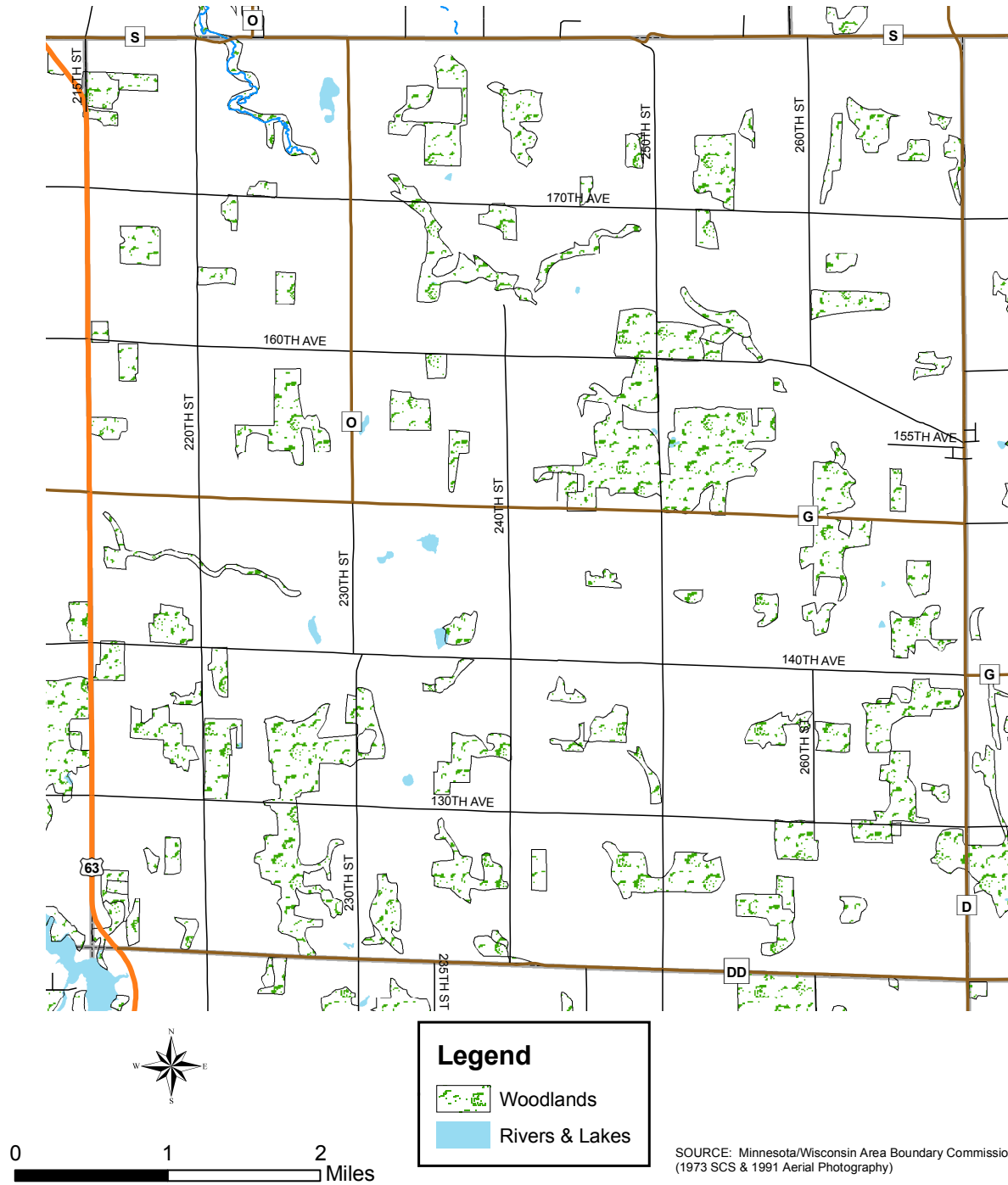
- 12% to 20% Slope
- > 20% Slope
- Rivers & Lakes

SOURCE: NRCS, 1995 St. Croix County Soil Survey.

# Woodlands VILLAGE OF DEER PARK



# Woodlands TOWN OF EMERALD



## *PRAIRIE AND OTHER GRASSLANDS*

The Town of Emerald was originally Emerald prairie, scattered wetlands and forest land, most of which does not remain today. Deer Park was prairie with some forest transition. Prairie is the term used to describe the grassland type that predominated in Wisconsin prior to Euro-American settlement. Prairies, which are dominated by grasses and forbs (flowers), lack trees and tall shrubs, and are home to a rich variety of plants and animals. The grasses and forbs create a very diverse environment that not only supports the many birds etc. that we can see in prairies but also a tremendous diversity of insects/invertebrates that contribute to the diversity higher up the food chain. Within the prairie designation there are variations due to soils and climate.

The drastic changes in prairie habitat over the past 150 years have had negative impacts on many plants and animals because of direct loss of the ecosystem and indirect impacts due to fragmentation of remaining parcels from development and related disturbances. Prairies continue to be a threatened plant community in Wisconsin, as only about 13,000 acres (0.5 percent) of the original 3.1 million acres remain. The decimation of prairie in Wisconsin means that an estimated 20 percent of the original grassland plants are considered rare in the state. Many species of plants associated with Wisconsin prairies are endangered, threatened or of special concern, and two are known to no longer exist in the state. Many grassland birds face similar circumstances as indicated by a growing list of special concern species and the declining numbers of birds once considered common in the state, such as several species of sparrows and the meadowlark.

Although the majority of prairie mammals have been able to adapt to the loss of prairie habitat, some are no longer present in the state, some are of special concern and there are others that will most likely not adapt to continuing changes in agricultural practices and land use. Prairie-associated reptiles and amphibians have been affected as well. About half have apparently adapted to the loss of prairie, while three reptiles are on the state's endangered species list. One is listed as threatened, and two are of special concern. Little is known about the invertebrates of Wisconsin's native prairies. Indeed, there are probably many grassland insects that are extinct, no longer found in the state, or have not yet been discovered.

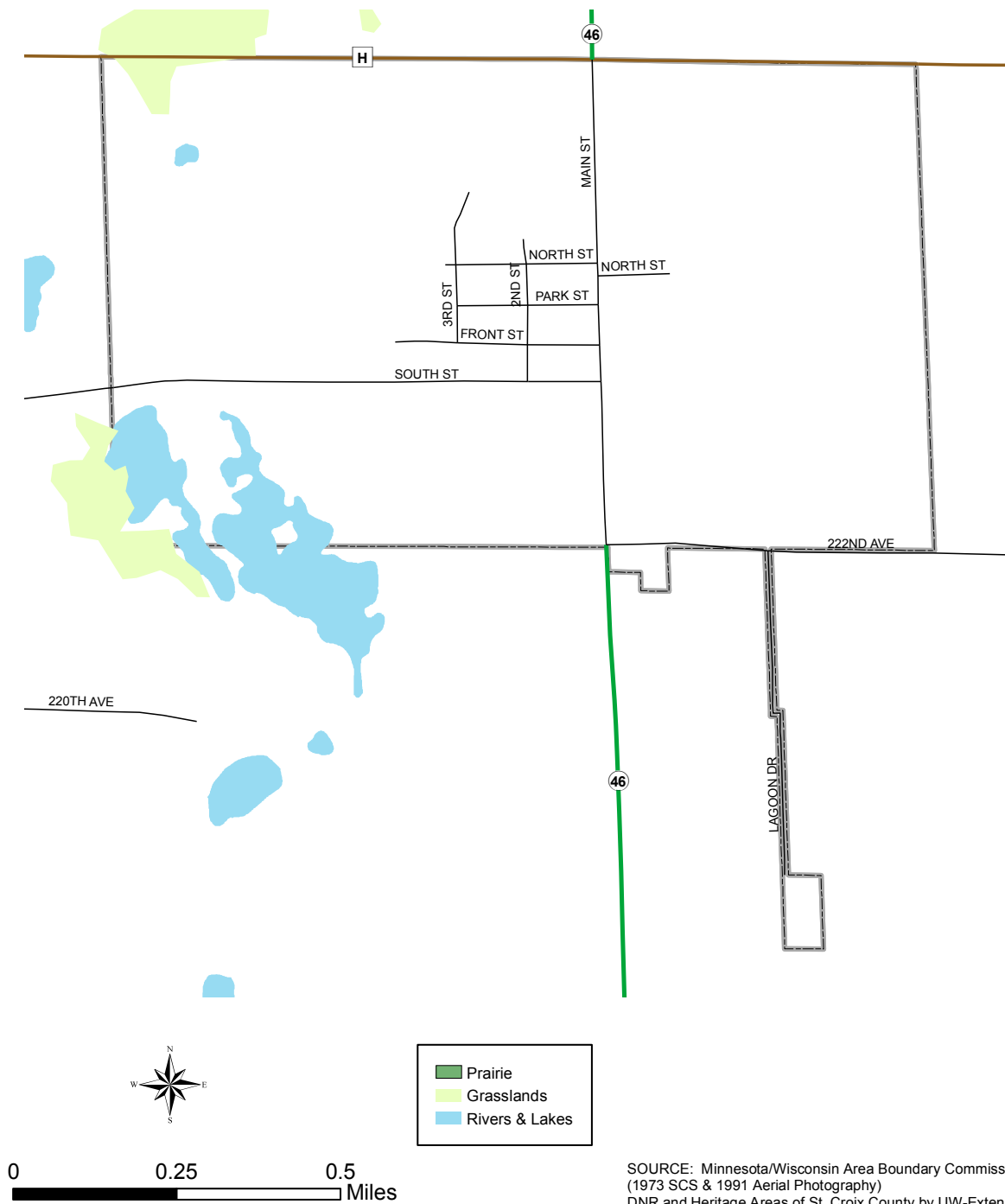
Degraded areas that were once prairie can often be restored with moderate effort to yield a habitat suitable for most of the associated plant and animal species. Even certain managed agricultural and livestock practices can accommodate the maintenance of the open habitats needed by many grassland species. Historically, prairies were naturally maintained by frequent fires that swept across the landscape. Today, human development and suppression of fire has created a need for prescribed burns to maintain these habitats for wildlife.

Grasslands can be restored and maintained through preserving a certain amount of open space for this type of cover as development occurs. It is estimated that restoration of a minimum of three percent to four percent of the original prairie acreage may be required to maintain the biodiversity of grassland ecosystems. Hence, development can occur in such a way that it can maintain sufficient grasslands for its habitat value while preserving the rural landscape.

The scarcity of prairie makes any further loss to development, critical. The Western Prairie Habitat Restoration Area (WPHRA) was established by local citizens and the Wisconsin Department of Natural Resources (WDNR) to protect and restore 20,000 acres of grassland, prairie, and wetlands in western St. Croix and SW Polk counties. The WDNR will buy land or easements from willing sellers, as well as accept donated lands, to fulfill the habitat needs of grassland wildlife. Lands acquired under this program will remain on the tax roles to provide state revenues to local towns and counties. Please see the maps on the following pages.

# Grasslands & Prairie Remnants VILLAGE OF DEER PARK

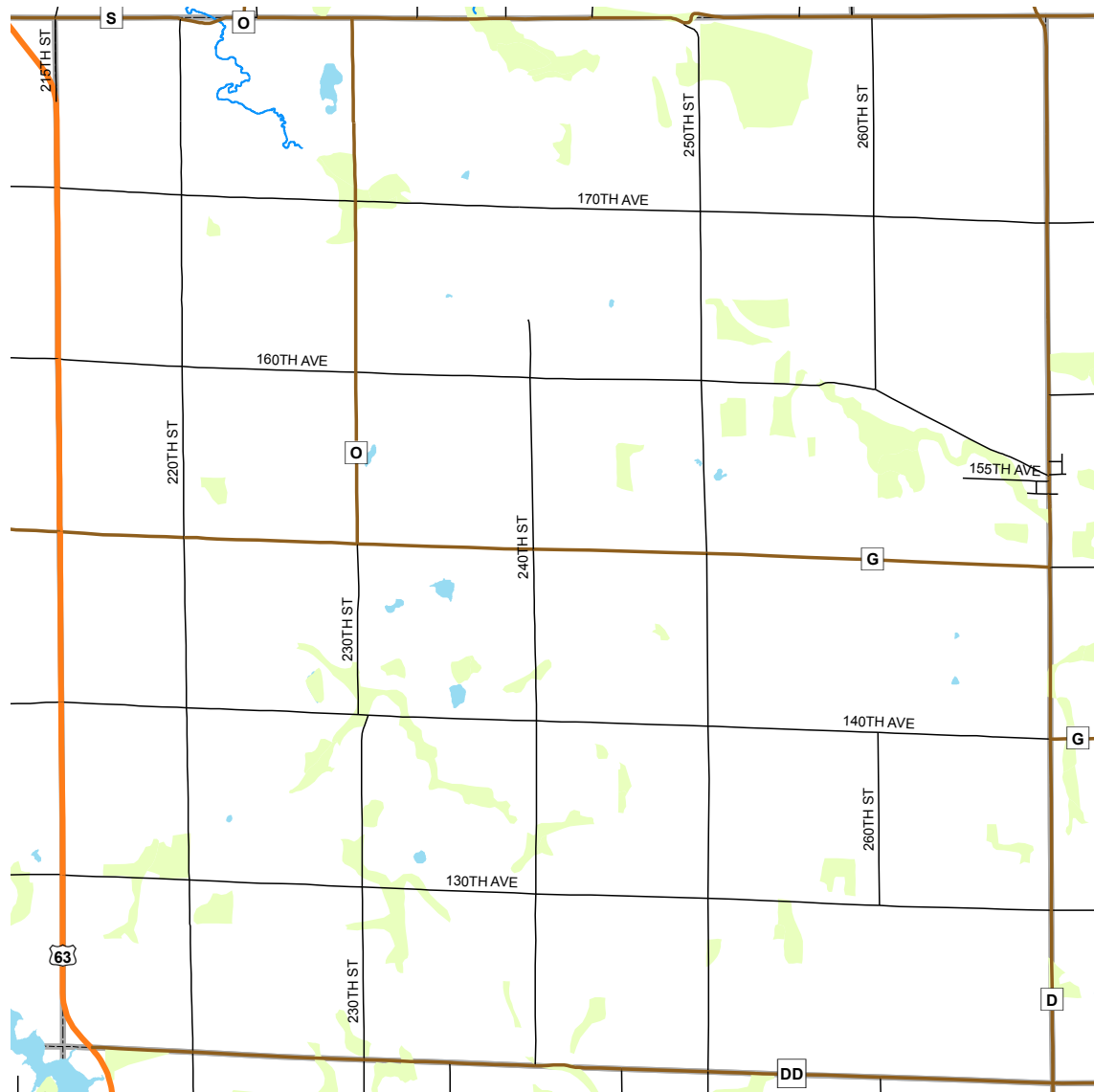
Map 36



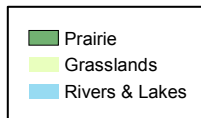
SOURCE: Minnesota/Wisconsin Area Boundary Commission.  
(1973 SCS & 1991 Aerial Photography)  
DNR and Heritage Areas of St. Croix County by UW-Extension

# Grasslands & Prairie Remnants TOWN OF EMERALD

Map 37



0 1 2 Miles



SOURCE: Minnesota/Wisconsin Area Boundary Commission.  
(1973 SCS & 1991 Aerial Photography)  
DNR and Heritage Areas of St. Croix County by UW-Extension

## *OAK SAVANNA*

Some oak savanna may have originally existed in the Town of Emerald and Village of Deer Park but only scant remnants of the complete ecosystem exist today. Oak savanna is the ecosystem that historically was a part of a larger complex bordered by the prairies of the west and the forests of the east. Savannas, considered to be the middle of the continuum between prairie and forest, were a mosaic of plant types maintained by wildfire and possibly large ungulates such as bison and elk.

Oak savanna was home to an abundant variety of plants and animals, and was probably optimum habitat for many game species, as well as songbirds. However, presently oak savanna is one of the most threatened plant communities in the world. In Wisconsin, less than 500 acres is listed in Wisconsin's Natural Heritage Inventory as having a mix of plants similar to an original oak savanna.

Any identified oak savanna remnants should be protected. There has been no inventory of oak savanna remnants in St. Croix County. However, some of the identified grasslands have the potential for savanna restoration by the Department of Natural Resources and conservation groups. Certain marginal agricultural lands which were once oak savanna can be restored economically and often still accommodate light to moderate cattle grazing.

## *WILDLIFE AND FISHERIES HABITAT OR AREAS*

All existing federal, state and local wildlife and fisheries areas, including private conservancy areas are mapped. These areas are managed to provide important feeding, breeding, nesting, cover and other habitat values to a wide variety of plant and animal species. They also provide a recreational and open space function to local communities.

- The Deer Park Waterfowl Production Area consists of 153 acres within the village limits on the southwest and west sides and an additional 200 acres immediately adjacent to the village to the south and west. This U.S. Fish and Wildlife Service land is managed for wetlands, prairie and oak savanna. It is open for hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles, horseback riding and dogs off leash (except when hunting) are not allowed.
- The Emerald Valley Western Prairie Habitat Restoration Area is 155.7 acres consisting of grassland, wetland (lake), and hardwood woodlot located in section 9 of the Town of Emerald. Emerald Valley was purchased by the Kinnickinnic Chapter of Pheasants Forever in 2004 as a way to provide wildlife habitat and public recreational land with an emphasis toward ring-necked pheasant management. In 2005 the Kinnickinnic Chapter donated this property to the Wisconsin Department of Natural Resources. Since then, the agricultural ground that was not already in CRP has been converted over to warm season grasses. Much woody vegetation management has also been done to improve the open grassland character of the property. The three dry runs which cross the property may have associated wetland restoration to provide additional wildlife habitat. The site is open to citizens for passive outdoor recreation including hunting, trapping, hiking, cross-country skiing, wildlife viewing, bird watching, berry picking, etc. The WDNR hopes to expand the site to the north and east as restoration occurs on an existing nonmetallic mining site.
- One site that has been identified for future acquisition as a waterfowl production area is the future Klatt-Lyons Wildlife Preserve in sections 13 and 14. The site could be between 40 and 80 acres and encompasses a very large waterfowl nesting area with



wetlands, potholes, wooded land and additional habitat. This area is a backwater to Hutton Creek and is west and north of the unincorporated community of Emerald.

- A second possible site for future public land is located in sections 5, 9, 10 and 11 and includes the headwaters of Hutton Creek and an extremely large wetland complex west of CTH O known as Emerald Lake. This site would include wetland and prairie restoration.
- Additional wetlands in sections 16, 21, 28 and 29 are also possible sites for future waterfowl production and wildlife habitat.

WPA lands are purchased with duck stamp dollars and therefore the primary purpose is to provide waterfowl production habitat which consists of large tracks of grassland interspersed with numerous wetlands. Management on WPAs includes ongoing wetland and prairie restoration, water level manipulation, prescribed fire, tree removal, mowing and sometimes grazing. They are open to the public for hunting, fishing, environmental education and interpretation, and wildlife observation and photography. Motorized vehicles, mountain bikes, horseback riding and dogs off leash (except when hunting) are not allowed in WPAs.

### *NATURAL AND SCIENTIFIC AREAS*

All existing federal, state and local natural and scientific areas are mapped. The WisDNR, Bureau of Endangered Resources conducts data searches for natural and scientific areas of national, state or local significance. The Bureau urges special notice be taken to protect any and all natural or scientific areas from development.

### *RARE OR ENDANGERED SPECIES AND COMMUNITIES*

Rare or endangered species and communities are very sensitive to certain kinds of encroachment in their surroundings. Development on or near the locations of rare or endangered species can further threaten their status and survival.

The WisDNR, Bureau of Endangered Resources conducts data searches for endangered plants and animals. The Bureau urges special notice be taken to protect any and all endangered resources from development. To protect them from disturbance, the exact locations of the endangered resources can only be used for analysis and review purposes. Therefore, these locations will be incorporated as environmental resources, but will not be specifically revealed.

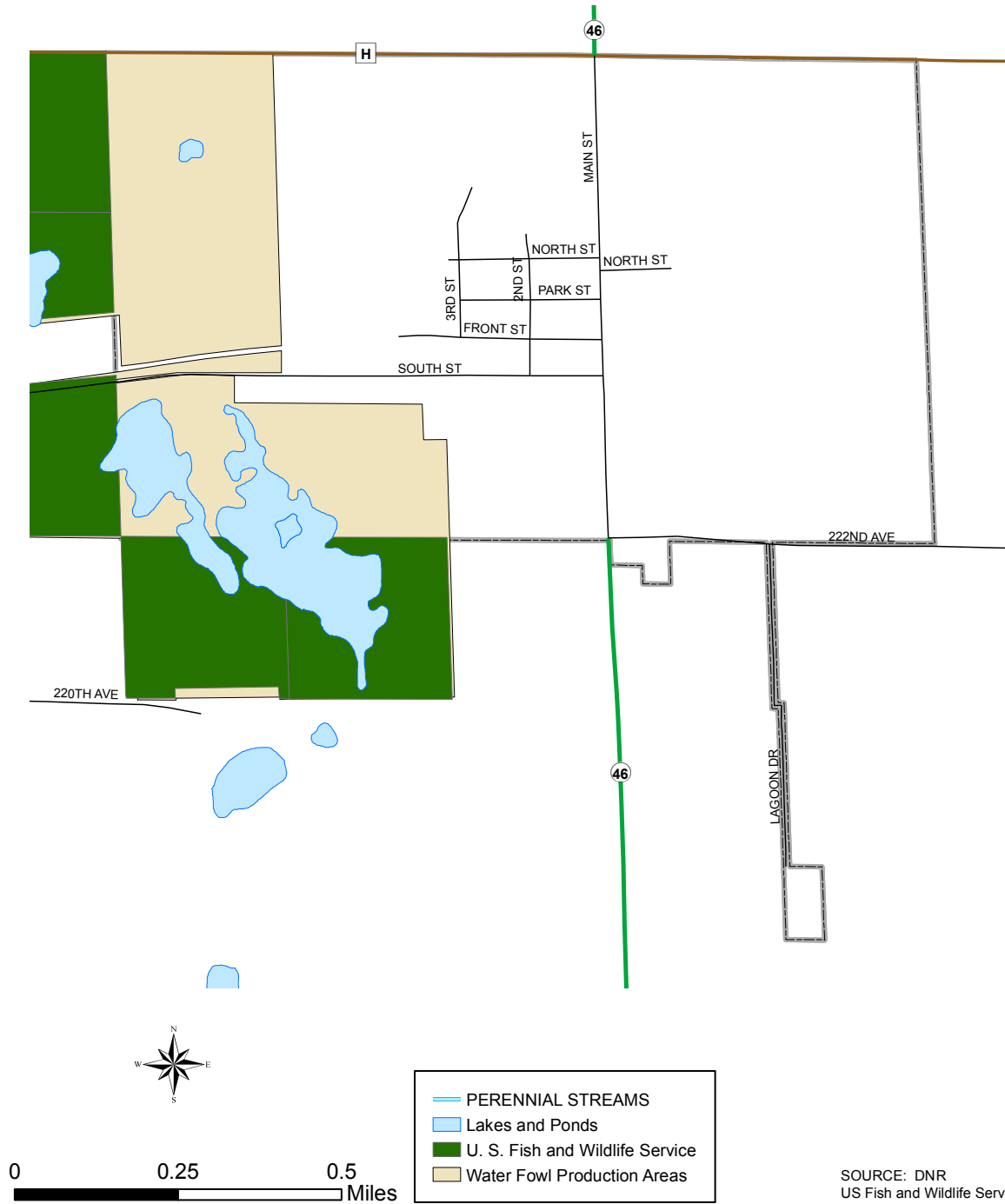
### *RECREATION AND OPEN SPACE*

Recreation and open space areas provide natural resource based recreation, open space and scenic amenities. They also are valuable to preserve unique physical features, certain plant communities and quality wildlife habitat for natural interpretation. Natural resource based outdoor recreation, park, open space and scenic areas are designated for low intensity uses. The uses do not include golf courses, ball diamonds, soccer fields, high intensity or service campgrounds, etc., as these uses are better suited to previously disturbed uplands which can be converted.

The Fisheries, Wildlife Areas, Rare and Endangered Resources, and Recreation, Scenic and Open Space Areas of Emerald and Deer Park are shown on the maps on the following pages.

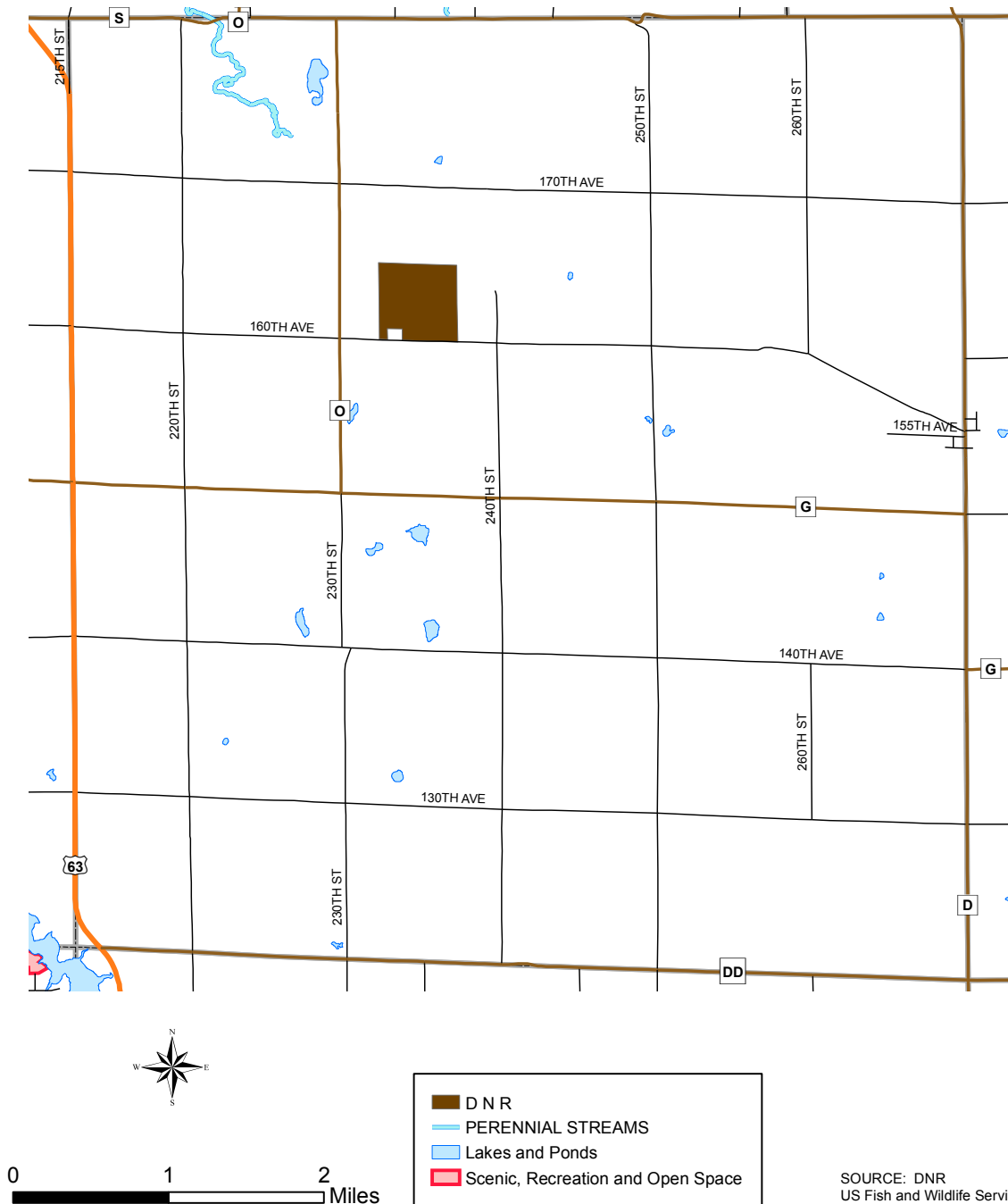
# **Fisheries and Wildlife Areas Rare and Endangered Resources VILLAGE OF DEER PARK**

Map 38



# **Fisheries and Wildlife Areas Rare and Endangered Resources TOWN OF EMERALD**

Map 39



## *THE IMPACTS OF DEVELOPMENT ON ENVIRONMENTAL RESOURCES*

Several of the previously described resources are involved in the impacts of development on surface water quality and quantity. Lakes, ponds, rivers, streams, intermittent waterways and natural drainageways; wetlands; shorelands; floodplains; steep slopes; and wildlife and fisheries areas are directly affected by surface water impacts.

Urbanization, development and other human activities disrupt the natural course of water as it moves across a watershed. Removing vegetation and constructing impervious surfaces such as roads, parking lots, driveways, sidewalks, rooftops and to some extent lawns greatly increases the amount and rate of stormwater runoff. As this increased stormwater runoff crosses the urbanized or developed landscape, it also picks up contaminants and sediments which affect water quality.

In rivers and streams the changes brought by development are: increased water level fluctuations manifested by lower base flow and increased stormwater flow which can lead to flooding; decreased oxygen levels; increased water temperatures; greater channel erosion; muddying of waters from increased sediment; and pollution from fertilizers, pesticides, debris, salt, oil, grease and toxic substances. In effect, urbanization and development can turn a clear, cool, brisk-running trout stream, which does not breach its banks every spring, into a muddy, warm, slow-moving stream which swells over its embankment with every heavy rain.

Lakes, ponds and reservoirs can also be impacted by development. All lakes decline in water quality over time, if left in their natural state. However, development can accelerate the decline in lake water quality, so what once took thousands of years can occur in decades. As with rivers and streams, the detrimental impacts from development to lakes are caused by stormwater runoff, erosion and pollution.

Shorelands and the vegetation they contain are the natural buffer which helps protect surface waters from overland runoff and contaminants. If they are disturbed, their ability to slow runoff and filter contaminants is reduced. Shoreland is also critical habitat for a variety of plants and animals and preserves the aesthetic quality of water bodies, if left undisturbed.

Development within areas that are prone to flooding can cause adverse impacts on not only the waterway but also on the development itself. Altering the floodplain landscape by filling or building levees or structures can exacerbate flooding conditions. The filling of wetlands in floodprone areas has been proven to increase the likelihood of flooding. Wetland alterations divert water from where it flowed or was stored during spring runoff or storm events, which usually increases the area of the floodplain. The accumulation of development in floodplains can cause more severe flooding in other areas within the floodplain or newly created floodplain. In addition, development within floodplains is always subject to damage from flooding.

Development on steep slopes causes erosion by introducing impervious surfaces to areas where water does not infiltrate readily. Increased erosion impacts surface waters by increasing runoff quantity and the sediment it carries. Development on these slopes results in high construction costs as special construction techniques must be employed for structures, hillsides are cut and filled, and attempts are made to stabilize hillsides through building terracing. Terraces may appear to stabilize these slopes, but, if they are not rigorously maintained, the forces of gravity and water eventually deteriorate them.

## ***ENVIRONMENTAL CORRIDORS***

Environmental corridors are significant areas of environmental resources characterized by continuous systems of open space, physical features, environmentally sensitive lands and natural or cultural resources which can be adversely impacted by development. These areas are often evident to people in the area and they identify with them as significant natural areas in their surroundings. Independent resources are non-continuous open space, physical features, environmentally sensitive lands and natural or cultural resources that also can be adversely impacted by development.

The adverse impacts caused by development in these areas can create undue costs on society in the attempt to alleviate those problems. Managing development in these areas either eliminates or reduces the adverse impacts from development. Management cannot overcome the impacts of developing in some of these areas, and in those areas it is prudent to prohibit development. In managing the development in those areas that can accommodate it, the costs associated with the adverse impacts of development can be shifted from society as a whole to those who choose to develop in them. This is accomplished by ensuring development occurs using engineering, site design, construction and management practices that address potential adverse impacts.

## ***ENVIRONMENTAL CORRIDOR CRITERIA***

This system of identifying environmental corridors was developed as part of the St. Croix County Development Management Plan. The system was created with a great deal of input and consideration from similar systems in the state. It is a way to inventory and organize environmental features. The environmental corridors incorporate the following environmental and historical resources: Lakes, Ponds, Rivers, Streams, and Intermittent Waterways and Natural Drainageways; Wetlands; Shorelands; Floodplains; Steep Slopes; Geologic Formations and Physiographic Features; Highly Erodible Soils; Wet, Poorly Drained Organic Soils; Closed Depressions; Wellhead Protection Areas; Woodlands; Prairie; Rare or Endangered Species and Communities; Historical and Archeological Sites; and, Scenic Areas.

The following are the criteria used to designate environmental corridors and resources:

### ***PRIMARY ENVIRONMENTAL CORRIDOR***

- Linear in nature, often arising from a dominant feature or focal point, such as a waterbody or geologic feature
- At least three environmental resources present
- At least 400 acres in size
- At least two miles long
- At least 200 feet wide

### ***SECONDARY ENVIRONMENTAL CORRIDOR***

- At least two environmental resources present
- At least 100 acres in size
- Approximately one mile long or longer
- No minimum width

### ***INDEPENDENT ENVIRONMENTAL RESOURCES***

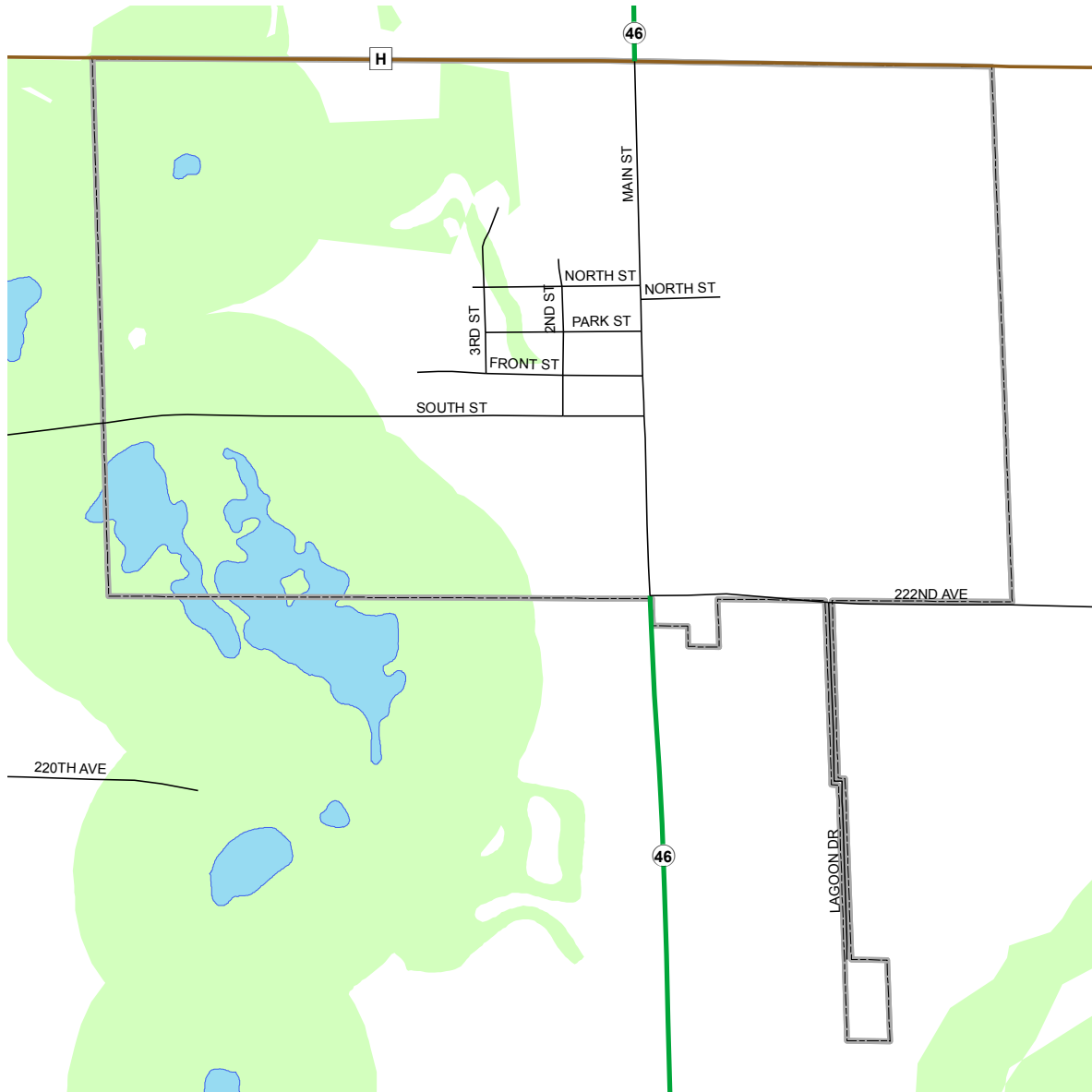
- At least one valued resource present
- No minimum size

- Separated from environmental corridors by intervening land or small, narrow features abutting environmental corridors

The Primary Environmental Corridors of the Village of Deer Park and Town of Emerald are depicted in the maps on the following pages. The Primary Environmental Corridors map identifies the areas in the town and village with the most significant environmental features. Residents are most likely to identify these areas as significant environmental areas.

There are environmental resources throughout the communities, not just in primary environmental corridors, which should be considered when determining the impacts of development.

# Primary Environmental Corridors VILLAGE OF DEER PARK



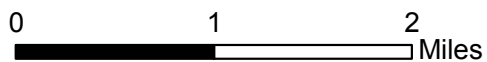
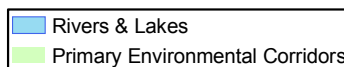
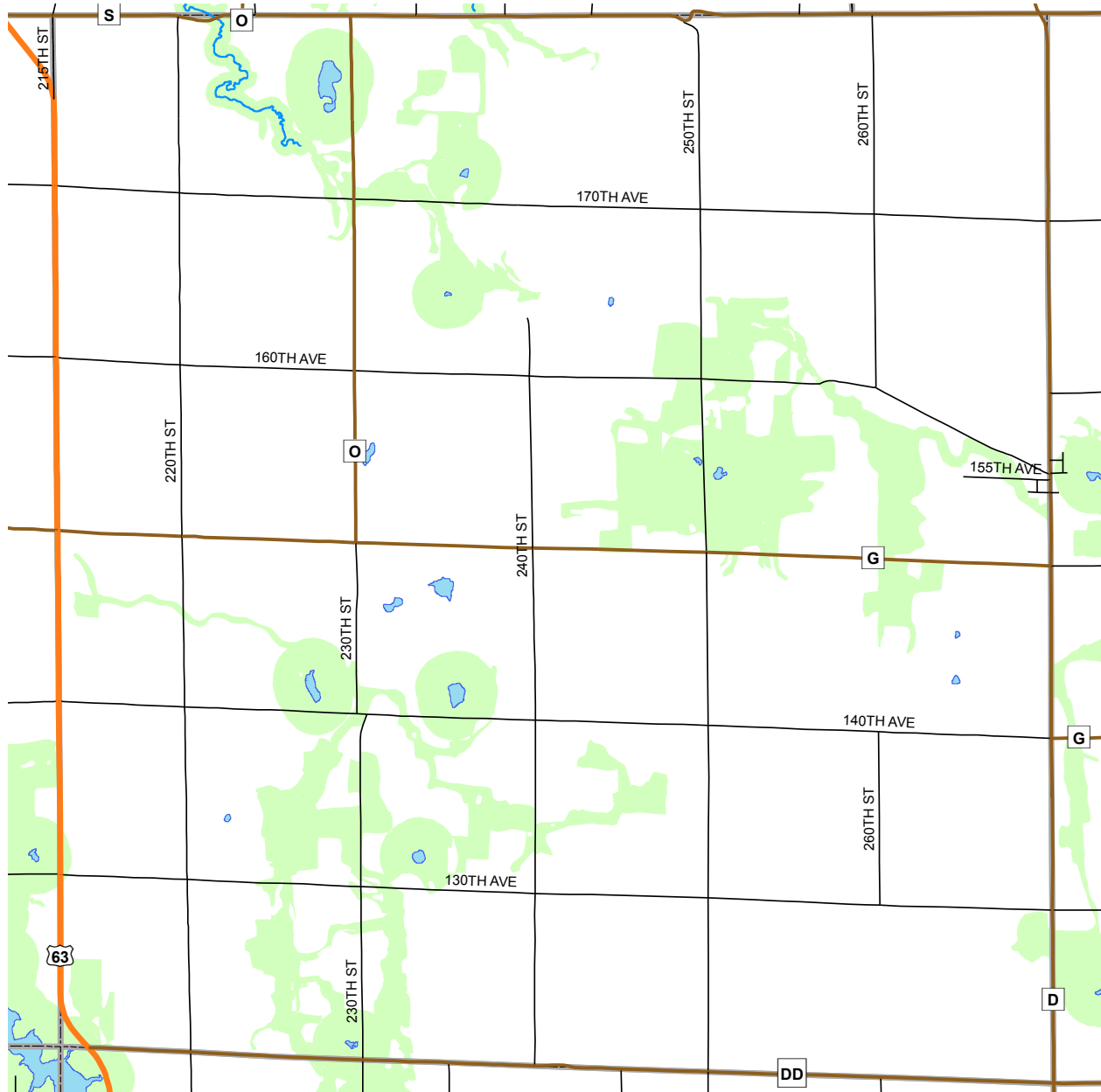
Rivers & Lakes  
Primary Environmental Corridors

0 0.25 0.5  
Miles

SOURCE: WCWRPC.



# Primary Environmental Corridors TOWN OF EMERALD



SOURCE: WCWRPC.

## ***INVASIVE SPECIES***

Non-native species from other regions and continents displace native species, disrupt ecosystems, hamper boating and harm recreational activities such as fishing and hiking. The Wisconsin Department of Natural Resources has identified invasive species and documented the harm they cause to commercial, agricultural and aquaculture resources on their website: [www.dnr.wi.gov/invasives/](http://www.dnr.wi.gov/invasives/).

Because they lack the predators and competitors they faced in their homelands, invasive species can spread rapidly and aggressively. Controlling invasive species is difficult and getting rid of them is often impossible. Human prevention of the spread of invasive species is critical, since humans often unwittingly introduce them to their favorite waters and lands.

Invasives like knapweed, leafy spurge and buckthorn are not good for wildlife and they also have negative impacts on agriculture - for example spotted knapweed (the pretty purple flower found along roadways) and leafy spurge can have a very detrimental effect on the quality of grazing land.

Some industries negatively affected by invasive species include sport and commercial fishing, forestry and raw water users (power companies and utilities). These expenses are passed on to consumers (for example, in the form of higher water and electric bills). Invasive shrubs such as buckthorn and honeysuckle prevent the regeneration of young trees, causing a long term but very serious impact on forestry. Control of buckthorn alone has been estimated at \$500-\$2,000 per acre over multiple years.

Zebra mussels and Eurasian water milfoil have altered the environment of many waterways. Tiny zebra mussels - with huge appetites for microscopic plants and animals - rapidly reproduce and through their large numbers are capable of severely altering their environment by reducing the food supply for native organisms and by enhancing conditions for the rapid growth of blue-green algae and aquatic vegetation. Eurasian water milfoil chokes out plants needed by native fish and can clog boat motors.

In woodlands, garlic mustard can completely cover the ground with first- and second-year plants in a matter of years. This European garden herb not only steals most light and nutrient resources from native wildflowers, it is also thought to secrete a chemical into the soil that inhibits growth of other plants.

There are also health risks associated with invasive species. The sharp zebra mussel shells can cut the feet of unsuspecting swimmers and waders. Simply rubbing against wild parsnip with bare skin can cause burned and blistering arms and legs. This roadside and grassland invasive is spreading rapidly in Wisconsin, but few people know of its dangerous impacts.

### ***PREVENTION & MANAGEMENT***

While some invasives are here to stay and the only solutions are manual or biological control, others can be prevented. Here are things you can do:

#### ***Boaters, Sailors, Anglers & Paddlers***

- Inspect your boat, trailer and equipment and remove visible aquatic plants, animals and mud.
- Drain water from your boat, motor, bilge, live wells and bait containers.
- Dispose of leftover bait in the trash, not in the water or on land. Never move live fish, including minnows, from one water to another.

- Buy your minnows from licensed Wisconsin bait dealers or catch your own and use it to fish the water you caught it from.
- Wash your boat and equipment with high pressure or hot water, or let it dry for 5 days

***Campers***

- Leave firewood at home. Buy it within a 50-mile radius of your campsite.
- Burn all wood during your trip.
- Inspect clothing and equipment for seeds, insects, etc. before leaving your camping area.

***Landowners & Gardeners***

- Use native plant species whenever possible.
- Dispose of seeds in the trash.
- Be on the lookout for invasive species. Identify and report populations of target weed species identified by WDNR.
- Respond aggressively to rid your land of new invasive species.
- Leave native trees and plants alone; natural landscapes offer the best defense.
- Eliminate or contain populations before they spread.
- Coordinate long-term monitoring of occurrence sites.
- Become a Wisconsin Weed Watcher and join Wisconsin landowners, sport and recreation enthusiasts, naturalists, park employees, educators, gardeners, resource professionals and other citizens as they help nip new plant invasions in the bud.

***Hikers, Bikers, ATV Riders & Other Recreational Users***

- Clean your clothes, bicycles, ATV's, etc before leaving a site that is infested with invasive plants.

***COMPREHENSIVE ENVIRONMENTAL RESOURCE PROTECTION***

Environmental corridors offer a mechanism to identify, evaluate and devise protection or management strategies for the most apparent valued resources in the county. However, considering environmental corridors does not address the overall natural resource base of the county including surface or ground water quality, fisheries, wildlife, manageable forests and the diversity of plants and animals.

The environmental corridors mechanism does not address retaining agriculture and rural character, managing stormwater better, preserving or creating a sense of place, and reducing infrastructure costs.

Rural residential development has the potential for creating the greatest impacts on the landscape of the Town of Emerald. There are development patterns which are sensitive to the environmental resources and unique landscape contained in potential development sites which can address other issues, such as retaining agriculture and rural character, preserving or creating a sense of place, and reducing infrastructure costs.

Existing subdivision controls and zoning only provide for the distribution of roughly equal sized lots, which consume virtually the entire site, leaving no open space. Conventional subdivisions developed under these existing regulations are typically characterized by houses with mostly views of other houses.

Open Space or Conservation Design Subdivision is an alternative site design technique which takes into account the individual environmental and landscape characteristics of the site, provides the same number of housing units built on smaller lots, and accommodates a variety of desirable objectives, including setting aside substantial amounts of open space, protecting environmental features and wildlife habitat, preserving rural character and scenic views, accommodating better

stormwater management, preserving agricultural land, allowing shared wells and on-site wastewater treatment, creating a sense of place, and reducing the amount of roads and other infrastructure.

Through the management or, where necessary, prohibition of development in environmental corridors, and the flexibility of open space or conservation site design, there is the potential to dramatically reduce the negative impacts of development on the towns' natural resource base, scenic quality and rural character.

## ***DEER PARK NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES***

**Goal:** Preserve, conserve and protect natural resources in the Village of Deer Park.

**Objectives:**

1. Recognize the environment as an integrated system of land, water and air resources; the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Protect and improve the quality of the surface water, groundwater and shoreline within the village.
3. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, woodlands and prairies.
4. Encourage the use of soil conservation practices and the management of woodlands.
5. Encourage development that protects and incorporates environmentally sensitive areas, natural resources and forest lands.
6. Encourage the use of natural buffers between proposed development and existing features such as residential areas, parks and highways.
7. Preserve the village's scenic beauty, heritage and archeological resources.
8. Utilize intergovernmental cooperation to protect natural resources.

**Policies:**

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands and prairie.



The U.S. Fish and Wildlife lands on the western side of Deer Park provide open space for residents, protection of resources and scenic views. Photo by Carolyn Mertz.

2. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.
3. Development shall only be allowed where best management practices for erosion and sediment control and storm water management can be implemented successfully.

4. Direct proposed development in areas where soil characteristics are compatible with the proposed development.
5. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains. Consider restoring degraded resources, such as wetlands and woodlands, where possible.
6. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
7. Encourage the management of woodlands in an effort to promote further value for timber and wildlife.
8. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
9. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.
10. Protect and encourage restoration of natural shoreline areas and natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
11. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
12. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.



U.S. Fish & Wildlife manages a significant amount of land adjacent to and within the Village limits. The Village hopes to improve communication about managing the land for the safety of Village residents. Photo by Carolyn Mertz.

13. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
14. Coordinate and work with other governmental agencies, such as

the WDNR and US Fish & Wildlife Service, to protect natural resources, especially those that cross political boundaries such as the Willow River and its watershed.



## ***EMERALD NATURAL RESOURCES GOALS, OBJECTIVES & POLICIES***

**Goal:** To preserve, protect, enhance and carefully use precious natural resources in the Town of Emerald.

**Objectives:**

1. Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can immediately affect the community by creating hazards, destroying important public resources and habitat, or damaging productive lands and property.
2. Preserve Emerald's most important and sensitive natural resources and areas.
3. Protect and improve the quality of the surface water and groundwater within the town.
4. Identify and protect unique natural resources such as floodplains, wetlands, steep slopes, and woodlands and encourage the use of soil conservation practices.
5. Allow development that protects environmentally sensitive areas, natural resources and productive forest lands.
6. Preserve the town's scenic beauty, heritage and archeological resources.
7. Engage in intergovernmental cooperation to protect natural resources.

**Policies:**

1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, aquifers, wetlands, steep slopes, woodlands, prairie and agriculture.



Sinkholes, such as this one on the west side of 230<sup>th</sup> St. south of CTH G, are found throughout the Town of Emerald. They are caused by the town's karst topography and need to be protected because they are a direct conduit to the town's groundwater. Photo by Barbara Nelson.

2. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.



3. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
4. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect waterfowl and wildlife habitat in the Town of Emerald through acquisition. Areas such as the future Klatt-Lyon Wildlife Preserve on Hutton Creek, Upper Willow River wetlands, Emerald Lake, Yankee Pond and Carr Creek wetlands and native prairie sites provide surface and groundwater protection, are open to the public for some open space recreation and hunting activities and will improve and expand scenic amenities for town residents.



This scenic area is typical of many wetland pond sites in Emerald. It is located on the future Klatt-Lyons Wildlife Preserve. Photo by Barbara Nelson.

5. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
6. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
7. Protect and encourage restoration of natural shoreline areas, wetlands and woodlands with natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.

8. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites prior to approving any changes in land use.
9. On steep slopes with a grade from 12 to 20 percent allow development only where best management practices for erosion and sediment control and storm water management can be implemented successfully.
10. Promote use of the forestry “best management practices” as minimum standards for logging and encourage forest landowners to enroll in the State’s Managed Forest Land Program to promote further value for timber and wildlife.
11. Delineate, refine and protect “environmental corridors” as a composite of Emerald’s most sensitive natural areas.
12. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
13. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
14. Coordinate and work with other governmental agencies, such as the Willow River Rehabilitation District and WDNR, to protect natural resources, especially those that cross political boundaries such as rivers.



The Emerald Valley Prairie Habitat Restoration Area is an example of the many valuable natural resources found in the Town of Emerald. Photo by Rene' Speer.



Scenic resources are important to Emerald's rural character. Photo by Barbara Nelson.



## CULTURAL RESOURCES

Preservation of historic, archeological, and cultural resources in the Village of Deer Park and Town of Emerald will foster a sense of pride in a community, improve quality of life, contribute to the preservation of rural character, encourage low-impact tourism and provide an important feeling of social and cultural continuity between the past, present and future.

### *HISTORIC RESOURCES*

In 1983, the Wisconsin State Historical Society compiled a historic resources list of historic sites in Wisconsin communities. The historic resources lists for Deer Park and Emerald do not include any historic sites that are listed on the State or National Register of Historic Places. They do include archeological sites that are included in the Wisconsin Archeological Site Inventory database and many historic sites identified through local historical groups, newspaper stories and other resources. Since the list was created, many resources may have been moved, lost or changed.

Using the historic resources list as a starting point, the Deer Park and Emerald Plan Commission members identified additional sites using local residents, historic documents and other state resources, such as the Century Farm and Home and Sesquicentennial programs. Much of the information was gathered during the development of the Community Background section. A final listing of each community's historic resources is identified below. Please note that some sites are not specifically identified to provide protection for the resource and property owners from trespassing, sight-seeing and looting.

### *EMERALD HISTORIC SITES*

- Francis Klatt Century Farm, 2429 160th Ave., established 1906, 104 years, Section 15.
- Lawrence & Mary Moore Century Farm, 1472 230th St., established 1868, 142 years, Section 20.
- Donald Rachner Century Farm, 2284 CTH G, established 1876, 134 years, Section 18.
- Former Marvin Utecht Farm, side-gabled house and side-gabled barn, 170<sup>th</sup> Ave., south side, ½ mile west of CTH D, Section 12.



Barns such as this one on 170<sup>th</sup> Avenue are an important part of the agricultural heritage of Emerald and create a unique sense of the community. Photo by Barbara Nelson.

- Former Kenneth Salmon Century Farm, 2439 CTH S, established 1882, 128 years, Section 3.



Many types of historic structures are found in Emerald, including this silo is located on 130<sup>th</sup> Ave. Photo by Barbara Nelson.

- Old Silo, 2104 130<sup>th</sup> Ave., Section 30.
- Catalog-Order House, formerly known as the John Hanson house, and hipped-roof barn, 2681 170<sup>th</sup> Avenue, south side, ¼ mile west of CTH D, Section 12.
- Sears-Roebuck Catalog House, Oregon Style, 2565 160<sup>th</sup> Ave., south side, ¼ mile west of 260<sup>th</sup> St., Section 14.
- Two-story cube house, 2628 140<sup>th</sup> St., north side, ¾ mile west of CTH D, Section 24.
- Front gabled structure 130<sup>th</sup> Ave., south side, Section 29.
- Old Emerald Town Hall, CTH G and 240<sup>th</sup> Street, northwest corner, Section 16. Front gabled, clapboard structure.
- Greenwood Cemetery, CTH D and 140<sup>th</sup> Avenue and CTH D, Section 25.
- Hutton Creek School District #3, 2253 170<sup>th</sup> Ave., Section 8, now a single-family residence.
- Carr Creek School District #4, 2248 130<sup>th</sup> Ave., Section 29, now a single-family residence
- Oak Dale School District #5, 2448 CTH G, Section 15, now a single-family residence
- Emerald Station Depot, Section 1, moved to Town of Glenwood Frank Warner property.
- Foundations of the Country Maid Cooperative Creamery, CTH G, southwest corner of Section 15.
- Structures in the unincorporated community of Emerald:
  - 1894 Voeltz house, former boarding house, 2698 154<sup>th</sup> Ave., north side, at CTH D, west side, Section 13.
  - United Methodist Church, Gothic Revival, clapboard structure, Section 13.
  - Tavern/bar, CTH D, west side, boomtown structure, Section 13.
  - Retail building, CTH D, west side, boomtown-clapboard structure, Section 13.
  - Emerald Mill, north side of the railroad tracks, Section 13.
  - Post Office – Originally in house across from Kuehl's Bar & Grill, Section 13.
  - Former State Bank of Emerald, CTH D, east side, in Section 18 of Town of Glenwood. Rock-faced, concrete-block, neoclassical structure.
  - Kuehl's Bar & Grill, CTH D, north end and east side in Section 18 Town of Glenwood, 1933 concrete block, commercial vernacular structure.

<b><i>DEER PARK HISTORIC SITES</i></b>
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- Trinity Methodist Church, historically Norwegian Methodist Church, North Street and Second Street, southwest corner; late 1800's gothic revival church with steeple and bell tower.
- St. Paul's Lutheran Church, historically German Lutheran Church, 214 North Street, northwest corner; late 1800's church with steeple.
- DeCosse Bar since 1957, historically Emerson Implement, Front Street, north side; a one-story, boomtown structure.
- Historically Deer Park Hotel, now a duplex, West Front Street, north side; two-story, front gabled structure.
- Artists in the Park, historically Deer Park Grade School, a single-family home and art studio, Main Street/STH 46, east side; 1 1/2 story, white stucco, art modern structure.
- Historically Deer Park Post Office, now an apartment building, Main Street/STH 46, east side, north of Front Street; two-story, boomtown structure.
- Historically Gust's General Store, now an apartment building, Main Street/STH 46, east side, north of Front Street; two-story, boomtown structure.
- Historically CJ Olson Store, now an apartment building, Main Street/STH 46, east side at Front Street; two-story, boomtown structure.
- Historically Union State Bank, now an antique shop and boutique, Main Street/STH 46 and Front Street northwest corner; one-story, brick, commercial vernacular structure.
- Historically Isaacson's Garage, now a consignment shop, 121 Main Street/STH 46, west side, north of Front Street; one-story, brick structure.
- Deer's Bar & Café, historically a grocery store and food locker, now restaurant, tavern, apartments and Laundromat, 201 Main Street/STH 46, west side; two-story, brick structure.
- Deer's Food Locker, historical site of the creamery and Elmer Hilyar's Meat Market, 210 Main Street/STH 46 and North Street, southeast corner; one-story structure. The creamery structure was cut in half and converted to two single-family homes, locations uncertain.
- Historically a restaurant and telephone office, now a single-family home, 124 Main Street/STH 46, east side; two-story, front gabled structure.
- Historically a one-story cube house, now two-story, single-family home, 115 Third Street.
- Miller home, historically John Sakrison the local banker's house, 206 Park Street and Second Street, south side and southwest corner; two and a half story structure.
- Historically Erickson House, 115 North Street West; two-story structure.
- Historically Lumber Yard, Second and South Street, west side and northwest corner; steel-siding over original wood warehouse structure.

Mapped archeological sites are predominantly burial sites. Under Wisconsin law, Native American burial mounds, unmarked burials and all marked and unmarked cemeteries are protected from intentional disturbance. Each community should make a request to the State Historical Society for more detailed information when a specific development proposal is offered on land in an area where a known historic or archeological site has been mapped, if its location is not readily apparent.

Emerald and Deer Park should work with developers, the county and the state to preserve each community's historic homes, churches, farmsteads, barns and outbuildings that contribute to each community's agricultural and small town heritage, rural character and aesthetic beauty and create a unique community. Emerald and Deer Park can continue to promote their community's farming or small village heritage by supporting local festivals, fairs, markets, farm tours or farm breakfasts.

Additional historic or archeological resources could be identified through an individual or joint effort to create a countywide survey of historic and archeological resources. The State Historical Society provides survey funding on an annual basis, with applications due in November. There is presently no local match requirement.

### *HISTORIC RESOURCE PROGRAMS*

Once resources are identified, they can be protected through a variety of techniques. One option is listing in the National Register of Historic Places and/or the State Register of Historic Places programs. There are several benefits that come with being listed, such as eligibility for state and federal income tax credits for rehabilitation, use of a special historic building code and protective negotiations when government-funded or assisted projects (i.e. roads) threaten the resources. They can also be valued elements in tourism.

The "Barn Again!" program of the National Trust for Historic Preservation and Successful Farming magazine has been a successful and visible program for recognizing, rewarding and encouraging the preservation of historic farm buildings.

Another popular program, the Barns Preservation Initiative, to help owners rehabilitate and preserve Wisconsin's barns was begun in 1994 by the Wisconsin Historical Society, the University of Wisconsin Extension and the Wisconsin Trust for Historic Preservation. The new program recognizes the importance of the state's agricultural heritage as embodied in barns, farmhouses, outbuildings and landscapes and has initiated steps to help owners and organizations to preserve and reuse those cultural resources. Workshops that address the preservation of barns have been conducted, informational and technical materials have been prepared, and plans to make additional resources available and to address other rural preservation topics are underway.



Historic barns dot the landscape in Emerald and are important to the community's heritage that hopefully will not be lost. For example, this barn which was located on the Bonnie Steinert farm on CTH D, has since burned down. Photo by Barbara Nelson.



## SCENIC RESOURCES

Scenic beauty is an important cultural resource in rural towns and small villages. There are numerous local areas that offer stunning views of the landscape, landmarks (i.e. hills) and bodies of water. In the following list, various resources and agencies have been consulted and each Plan Commission has identified areas of high scenic value where there should be some efforts at preservation.

### ***Scenic Resources Town of Emerald***

SITE	DESCRIPTION	LOCATION & SIZE
Town of Emerald Park	Picnic shelter, playground and volleyball court.	Section 13 1 Acre
Emerald Valley Western Prairie Habitat Restoration Area	Hardwood forest and restored prairie with some wetlands to be restored.	Section 9 156 Acres
Prairie/Wildlife Area	Prairie, forest & wetlands lands on an existing nonmetallic mining site, may be added to Emerald Valley Area as restoration is completed.	Section 9 40 Acres
Hutton Creek	Headwaters of Hutton Creek and all of Hutton Creek	Sections 5, 9, 10, 11, 13, 24, 26, 36 20 Acres
Emerald Lake	Located west of CTH O. Extremely large wetland complex with water year-round. Residents have fond recollections of activities at this site including ice skating, picnicking and swimming.	Section 5 80 Acres
Future Klatt-Lyons Wildlife Preserve	Located south of 160 <sup>th</sup> Ave. Very large waterfowl nesting area with wetlands, potholes, wooded land and waterfowl habitat. Is a wet, swampy backwater to Hutton Creek.	Sections 13 & 14 40 – 80 + Acres
Yankee Pond	Located east of CTH O. Large pothole wetland. Town residents have extensive recollections of skating and swimming in this year-round pond.	Section 16 20 Acres
Emerald Wetlands	Includes marshes, pothole lakes, wooded land, waterfowl habitat	Sections 21, 28 & 29 40 -- 80 Acres
WisDOT Wayside	Located on east side of STH 63 Very scenic area, open in the summer, closed for the winter. If this site is vacated by the WisDOT the town should consider acquiring it as park property.	Section 6 5.5 Acres

Sources: WIDNR website; *Heritage Areas of St. Croix County*, UW-Extension 1976, *Natural Area Inventory*, West Central Wisconsin 1976 and *Town Plan Commissions 2010*.



**Scenic Resources**  
**Village of Deer Park**

SITE	DESCRIPTION	LOCATION & SIZE
Village Park	Picnic facilities, playground, ball field, courts, deer pen and open space.	Section 7 10 Acres
US Fish & Wildlife Deer Park Waterfowl Production Area	Wetlands, prairie and oak savanna. Open Hunting, fishing, environmental education and interpretation and wildlife observation and photography. Motorized vehicles, horseback riding and dogs off leash (except when hunting) are not allowed.	Section 7 153 Acres
Wetlands	Located east of Main St./STH 46 and north and south of South Street East. Large closed depression and wetlands complex.	Section 8 10-15 Acres
Otto Neitge's Original Deer Farm	Located at the end of North Street East. Still farmed.	Section 15 160 Acres
Otto Neitge's Gravesite	Located on his retirement farm, site is west of house and south of Willow River, now WDNR land.	Section 8, Town of Cylon

Sources: *WIDNR website; Heritage Areas of St. Croix County, UW-Extension 1976, Natural Area Inventory, West Central Wisconsin 1976 and Town Plan Commissions 2010.*

### **SCENIC RESOURCE PROGRAMS**

One technique for preservation of scenic views is to require a viewshed analysis at the time of development. Amendments to the each community's subdivision ordinance would be necessary. A viewshed analysis would identify the places from where the new development could be seen from other locations and the impact of the view that would result if development occurred in the manner proposed. New development should be designed, located and landscaped in a manner that does not detract from these scenic views.

A second technique for preservation of scenic views is the state and federal "rustic road" and "scenic byway" programs to preserve and celebrate particularly scenic road corridors. State "rustic roads" designations would be best suited for scenic town roads. To qualify, a roadway must be substantially undeveloped and have outstanding natural features, including native vegetation, abundant wildlife, open areas or agricultural vistas that make the area unique. The federal "scenic byway" program may be best suited for state or county highways. The town or village should work with the county to explore possibilities, advantages and disadvantages of these programs.

## EMERALD CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

**Goal:** Enhance and maintain the Town of Emerald's cultural and scenic resources and rural character.

**Objectives:**

1. Identify and preserve the town's cultural tradition and agricultural, historic, and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Encourage the preservation of historically and architecturally significant structures and sites.
3. Protect scenic roadways in the town.
4. Encourage the preservation of scenic resources.
5. Work with other units of government to develop and enforce appropriate land use regulations to maintain rural residential quality.
6. Discourage incompatible land uses.

**Policies:**

1. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the town.
2. Maintain an inventory of historic, archaeological and scenic resources.
3. Provide the inventory for reference and discussion before and during consideration of land development proposals.
4. Support local festivals, fairs, farm tours, farm breakfasts, and markets that celebrate the town's farming heritage and rural way of life.
5. Encourage events that promote the town's historical past and rural heritage.
6. Continue to support the Glenwood Area Historical Society in Glenwood City as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.
7. If the STH 63 Wayside is vacated by WisDOT pursue acquisition for a town park facility.



One of many historic structures in the unincorporated community of Emerald. This former boarding house built in 1894 is now a single family home. Photo by Barbara Nelson



Classic rural, hipped-roofed barn formerly owned by John Hanson located in Emerald. Photo by Barbara Nelson

8. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
9. Support St. Croix County and other units of government zoning and subdivision land use regulations that are intended to manage incompatible land uses.
10. Work with the county to enforce property maintenance codes to maintain rural residential quality and appearance.



Former Sears-Roebuck catalog house. This rural farmhouse is a classic example of the unique historic structures that dot the landscape in the Town of Emerald. Photo by Barbara Nelson.



## DEER PARK CULTURAL RESOURCES GOALS, OBJECTIVES & POLICIES

**Goal:** Enhance and maintain the Village of Deer Park's cultural and scenic resources and small-community rural character.

**Objectives:**

1. Identify and preserve the village's cultural traditions and historic and archeological resources that recognize the community's pre-settlement and early settlement periods.
2. Identify and protect cultural, historic, archeological and scenic resources.
3. Encourage the preservation of historically and architecturally significant structures and sites in the village.
4. Encourage the preservation of scenic resources.
5. Protect scenic roadways.



The former bank building, now used for retail, is one of the oldest buildings in Deer Park. Photo by Carolyn Mertz.

**Policies:**

1. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the village.
2. Maintain an inventory of historic, archaeological and scenic resources.
3. Provide the inventory for reference and discussion before and during consideration of land development proposals.
4. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural,



The Trinity Methodist Church is a late 1800's gothic revival church with steeple and bell tower. Photo by Carolyn Mertz.

historic, archeological and scenic resources when specific sites are proposed for development.

5. Encourage events that promote the village's historical past and small town heritage.
6. Continue to support the Deer Park Public Library as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.



DeCrosse's Bar was once an implement dealership. It has been a tavern in Deer Park since 1957. Photo by Carolyn Mertz.

## INTERGOVERNMENTAL COOPERATION

Intergovernmental communication, coordination and cooperation can make a significant difference in the implementation and administration of a comprehensive plan. Intergovernmental cooperation can be developed over time. This section explores the relationships between the Village of Deer Park and Town of Emerald and other municipalities, agencies and others; identifies existing and potential conflicts and offers processes to resolve conflicts and build cooperative relationships.

### *EXISTING INTERGOVERNMENTAL RELATIONSHIPS*

#### **ST. CROIX COUNTY**

The relationship with St. Croix County is the most important intergovernmental relationship in the Town of Emerald.

- Emerald adopted County Zoning in March of 1979 and shares that responsibility with the County. The town relies on county staff reports to provide information about zoning change requests, interpretations, variances, and ongoing enforcement.
- Emerald relies on the County Land Division ordinance for regulation of new development.
- County ordinances regulate shoreland, floodplain, sanitary, non-metallic mining and animal waste in the Town of Emerald.
- In 2000, St. Croix County adopted a county-wide Development Management Plan. The county plan is a broad-based planning framework which addresses county-wide issues but also recommends, as part of its implementation program, that each town develop a local plan. The County Plan commits the county to work with the towns to coordinate and develop consistent goals and policies for comprehensive planning. The County Plan provides basic guidance on land uses and encourages the towns to further refine and expand upon that guidance. Throughout the goals, objectives, policies and implementation program of the County Plan, there are strong incentives that encourage towns to develop local plans. Once those local plans are developed, it is the county's intent to adopt those plans and work to implement them through the county's zoning and land division ordinances. The county is in the process of updating its plan.
- The town works with the Planning and Zoning and Land and Water Conservation departments in the review and approval of proposed subdivisions and in water quality education, monitoring and testing.
- St. Croix County is the Responsible Unit for recycling. The town works with the County Recycling Specialist in the provision of special collection events for town residents.
- The St. Croix County Sheriff's Office provides law enforcement service to the town.
- Public health care services are provided by the St. Croix County Health and Human Service Department.
- The St. Croix County Highway Department provides assistance with street and road maintenance.
- Park facilities at Glen Hills and Pine Lake county parks and recreation bike and pedestrian trails are maintained by the St. Croix County Parks Department.

***Existing Conflicts***

Existing conflicts between the town and county are primarily over the enforcement of county zoning, zoning changes, and how zoning is administered. The intent of the Land Use Element of this plan is to make clear the town's policies regarding zoning changes.

***Potential Conflicts***

Potential conflicts are the interpretation of town policies regarding rezoning.

Another potential conflict is any difference in county and future town land division ordinances. As a result of this plan, the town may develop, adopt and implement a land division ordinance, to resolve any potential conflicts.

***Conflict Resolution***

The town and county would hold joint meetings and negotiations to resolve conflicts.

The Emerald Town Board and Plan Commission can continue to rely on county zoning staff reports for information about zoning change requests.

**GLENWOOD-EMERALD SANITARY DISTRICT #1**

The Glenwood-Emerald Sanitary District #1 offers sewer service to approximately 50-60 residences and businesses in the unincorporated community of Emerald. The district was created in 1969. The town board granted approval for creation of the district but chose not to have a member on the Sanitary District Board. The district has self-taxing authority to operate and maintain the treatment system. The treatment ponds are located along 160th Avenue. There is capacity for about 20 additional residences or businesses. There have been no conflicts and none are anticipated in the future.

**BALDWIN, NEW RICHMOND & GLENWOOD CITY**

The Town of Emerald contracts for ambulance service from the Village of Baldwin and Cities of New Richmond and Glenwood City. The town contracts for fire service from United Fire and Rescue in the Baldwin area and the Glenwood City Fire Department. There have been no conflicts and none are anticipated in the future.

**VILLAGE OF DEER PARK – TOWN OF CYLON**

The relationship with the Town of Cylon is the most important intergovernmental relationship in the Village of Deer Park. The Town of Cylon and Village of Deer Park work very closely together on numerous shared services, including the Deer Park Community Center, the Deer Park Area Fire Department, the Deer Park First Responders, the Recycling Drop Off Center and the Deer Park Library.

***Existing Conflicts***

Historically, they have found intergovernmental cooperation to be very beneficial and fiscally responsible to all their residents.

***Potential Conflicts***

The positive relationship between Deer Park and Cylon is not anticipated to change during the time frame of this plan.

One potential conflict could be over the village annexing land in the Town of Cylon and exercising extraterritorial plat review in the town.

***Conflict Resolution***

As they have shown in the past, if any conflict were to occur between Deer Park and Cylon they would meet to discuss and negotiate a solution.



**CITY OF NEW RICHMOND**

The Village of Deer Park contracts with the City of New Richmond for ambulance service. There have not been any conflicts between the city and village and none are anticipated.

**ST. CROIX COUNTY**

Deer Park has a very good relationship with St. Croix County and does not anticipate that relationship changing during the time frame of this plan. If there were any conflict, the county and village would meet to discuss and negotiate a solution.

- St. Croix County is the Responsible Unit for recycling.
- The St. Croix County Sheriff's Office provides law enforcement service to the town.
- Public health care services are provided by the St. Croix County Health and Human Service Department.
- St. Croix County Aging and Disability Resource Center operates programs at the Community Center.
- The St. Croix County Highway Department provides assistance with street and road maintenance.

**SURROUNDING TOWNS**

The towns surrounding Emerald and Deer Park are in various stages of considering, adopting or implementing comprehensive plans.

- The towns of Cylon, Baldwin and Erin Prairie have adopted comprehensive plans.
- The Town of Glenwood has determined a comprehensive plan is not needed at this time.

Conflicting land use policies between adjacent communities can effect land use patterns and have desirable or undesirable effects. Deer Park and Emerald will notify neighboring towns when major policy changes occur, and encourage neighboring towns to consider comprehensive planning and develop joint solutions to issues of mutual concern. Emerald and the neighboring towns have historically had good cooperation on road construction and maintenance costs and have a good relationship where concerns are discussed and resolved. The town expects this good relationship to continue.

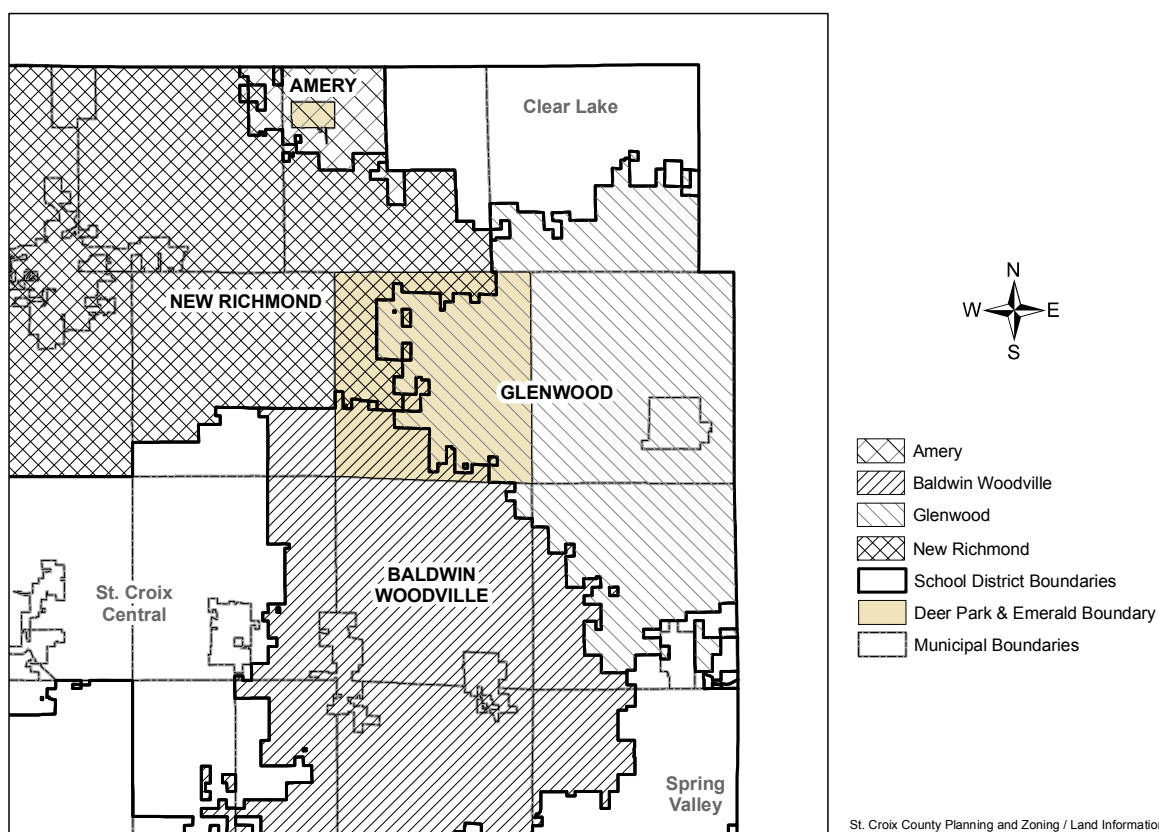
## SCHOOL DISTRICTS

The Town of Emerald is served by three different school districts, Glenwood City, Baldwin-Woodville and New Richmond, as shown in the adjacent map. The Village of Deer Park is served by the Amery School District, also shown on the map.

Many of the school districts have recently completed long range plans and have contacted local officials concerning anticipated land use decisions. The town and village will continue this communication and make this comprehensive plan available to the school districts. The village and town will work with the schools to encourage multiple uses of school facilities.

School district boundaries cannot be changed without approval from both school districts and school boards and approval by the Wisconsin Department of Public Instruction.

### Deer Park & Emerald School Districts



## WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

The West Central Wisconsin Regional Planning Commission (WCWRPC) located in Eau Claire serves all of St. Croix County. The WCWRPC provides a variety of services to local governments including preparation of town plans, plan and ordinance amendments and special studies. The Town of Emerald and Village of Deer Park will continue to work with and support the regional planning commission when applicable.

## STATE OF WISCONSIN AGENCIES

Various Wisconsin agencies including UW-Extension, Department Of Transportation, Department of Natural Resources, Department of Industry Labor Human Relations, Department of Ag Trade & Consumer Protection, Department of Administration, Department of Commerce and others provide services or have land or highways in the Village of Deer Park and Town of Emerald. Each community will continue to work with and support these agencies when applicable.

## *ANNEXATION*

In Wisconsin, cities and villages cannot initiate annexations. Town landowners have to petition for annexation; then cities and villages have to determine whether or not they are willing to annex those parcels. Towns may object.

If towns are concerned about annexations, the towns should study why residents decide to petition for annexation:

- Do residents want services the town is unable to provide?
- Does annexation increase the marketability and value of their property?
- Is the annexing municipality more willing than the town to address their concerns?
- What other issues are involved?

Once the issues have been identified, a town needs to determine what measures it can, and is willing, to take to address them. Boundary agreements, shared tax revenue, or other forms of intergovernmental agreement can be pursued by the towns to protect boundaries from annexation. Likewise, an effort must be made to educate residents about the benefits and downfalls of annexation.

## *BOUNDARY & ANNEXATION AGREEMENTS*

Wisconsin Statute §66.0307 authorizes local municipalities to enter into an agreement that sets a mutual boundary line between the two municipalities. The Town of Star Prairie and City of New Richmond are working on a boundary agreement. The City of River Falls and Town of Troy developed a boundary agreement but it failed to get sufficient voter support to be adopted.

Boundary agreements can address a wide range of issues between a town and village or city, such as time frame, activities, and terms under which land would be attached, land use control and zoning, extension of water or sanitary sewer service, assessments, fees, highway construction, revenue sharing, police and fire protection. A joint commission is generally created to oversee administration of the agreement.

## *DEER PARK INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES*

**Goal:** Continue and enhance mutually beneficial intergovernmental relationships promoting coordination and cooperation with the Town of Cylon, St. Croix County, Amery School District, State of Wisconsin and U.S. Fish and Wildlife Service.

**Objectives:**

1. Continue to promote, utilize and coordinate shared public services through agreements where such agreements provide efficient, effective and improved public services at lower costs.
2. Maintain and enhance communication with the Town of Cylon and St. Croix County, in order to identify and resolve potential conflicts.
3. Create partnerships and utilize intergovernmental agreements when appropriate to achieve Deer Park's goals, objectives or policies as outlined in this plan.
4. Work with other local governments, state agencies and school districts on land use and community development issues and protection of natural resources as needed.
5. Engage in and support processes to resolve conflicts between the plans of the village and other governments with overlapping jurisdiction.
6. Coordinate multi-jurisdictional (town, village, city, county, state) transportation system improvements and maintenance in Deer Park.

**Policies:**

1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County, state agencies and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the village.
2. Work to resolve actual and potential conflicts between the village plan and other local plans through open dialogue, cooperative initiatives, and amendments to the Village of Deer Park Plan where appropriate.
3. Continue to work with the Town of Cylon in the provision of joint services when it will result in better services and/or cost savings.



Members of St. Paul's Evangelical Lutheran and Trinity United Methodist churches make up the Calvary Cemetery Association. Calvary Cemetery is located outside the Village in the Town of Cylon. Photo by Carolyn Mertz.

4. Work with St. Croix County, Amery School District, and local, state and federal agencies to implement policy recommendations outlined in this comprehensive plan.
5. Continue to support and participate in the Deer Park Area Fire Department and the Deer Park First Responders Unit.
6. Continue to contract with the New Richmond Ambulance Service.
7. Continue to utilize St. Croix County Sheriff's Office for law enforcement.
8. Continue to work with WDNR in monitoring and testing of the wastewater treatment system and individual wells to assure public health and groundwater quality.
9. Work with and through St. Croix County to expand education, information, special collections and related services for the county recycling and hazardous waste programs.



The U.S. Post Office building in Deer Park. Photo by Carolyn Mertz.

10. The village will stay aware of school building facility issues and promote shared public facilities so residents can use school facilities for public meetings and recreation when appropriate.
11. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage on the pavement.
12. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.
13. Work with the Wisconsin Department of Transportation to ensure that the Village of Deer Park's transportation system is coordinated with surrounding systems and that Deer Park's interests, especially regarding STH 46, are well served when major transportation facility improvements are proposed.
14. Work with the Town of Cylon and St. Croix Economic Development Corporation to attract and site appropriate commercial businesses, which will benefit both the village and town.
15. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
16. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.



17. Coordinate and work with other governmental agencies, such as the WDNR and US Fish & Wildlife Service, to protect natural resources, especially those that cross political boundaries such as the Willow River and its watershed.
18. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the village.



St. Paul's Evangelical Lutheran Church is an important cultural resource in the Village of Deer Park. Photo by Carolyn Mertz.

## EMERALD INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES & POLICIES

**Goal:** Continue and enhance mutually beneficial intergovernmental relationships with other governmental jurisdictions including surrounding town, county, state and federal levels.

### Objectives:

1. Continue to promote, utilize and coordinate shared public services through agreements where such agreements provide efficient, effective and improved public services at lower costs.
2. Maintain and enhance communication with neighboring towns and St. Croix County in order to identify and resolve potential conflicts.
3. Create partnerships and utilize intergovernmental agreements when appropriate to achieve Emerald's goals, objectives or policies as outlined in this plan.
4. Work with other local governments, state agencies, school districts, etc. on land use and community development issues of mutual concern and to develop and enforce appropriate land use regulations to maintain rural residential quality.
5. Utilize intergovernmental cooperation to protect natural resources.
6. Coordinate multi-jurisdictional (town, village, county, state) transportation system improvements and maintenance in the Emerald area.



The Town of Emerald works with St. Croix County and state and federal agencies to enforce regulations and require permits. Photo by Rene' Speer.

### Policies:

1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the town.
2. Work with St. Croix County, adjacent cities, villages and towns; the regional planning commission; and state and federal agencies to identify and resolve actual and potential conflicts between the Emerald Town Plan and other plans through open dialogue, cooperative initiatives, and amendments to the Emerald's Plan where appropriate.



3. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.
4. Pursue the provision of joint services with neighboring municipalities when it will result in better services and/or cost savings.
5. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
6. The town will stay aware of school building facility issues.
7. Continue to contract with neighboring municipalities for emergency ambulance and fire services.
8. Utilize the St. Croix County Sheriff's Office for law enforcement.
9. Work with and through St. Croix County to expand education, information, special collections and related services for the county recycling and hazardous waste programs.
10. Work with the Wisconsin Department of Transportation (WisDOT) and St. Croix County to ensure that the Town of Emerald's transportation system is coordinated



CTH S and the railroad bridge are two facilities in Emerald maintained by other agencies.  
Photo by Barbara Nelson.

with surrounding systems and that Emerald's interests are well served when major transportation facility improvements are proposed and constructed.

11. Continue to communicate and work with St. Croix County, WisDOT,

landowners and private developers on the U.S. Highway 63 corridor preservation project to limit development and help preserve the highway as a throughway.

12. Discourage "side of the road" development on State and County highways to prevent congestion and preserve rural character.
13. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.

14. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial and other properties.
15. Work with St. Croix Economic Development Corporation to assist in locating potential new agriculture-related businesses.
16. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.
17. Encourage St. Croix County to develop programs such as voluntary purchase of development rights, transfer of development rights and purchase of conservation easements to preserve productive farmland.
18. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.
19. Coordinate and work with other governmental agencies, such as the Willow River Rehabilitation District and WDNR, to protect natural resources, especially those that cross political boundaries such as rivers.
20. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the town.



This substation on 230<sup>th</sup> & CTH DD provides service to the area.  
Photo by Barbara Nelson.

## LAND USE

### EXISTING LAND USE REGULATIONS

The Village of Deer Park and Town of Emerald have adopted a variety of regulations that affect land use in each community. The chart below summarizes the regulations that each community has adopted, the year the regulation was adopted or last updated and additional land use regulations available to the village or town. The chart also identifies the land use regulations adopted by St. Croix County and the Town of Cylon, which affect the Town of Emerald and the Village of Deer Park.

#### **Regulation by Minor Civil Division - 2010** **Deer Park – Emerald**

REGULATION	DEER PARK	EMERALD	CYLON	ST. CROIX COUNTY
Village Incorporated	1913	N/A	N/A	N/A
Village Powers Adopted	N/A	Yes '02	Yes '78	N/A
Official Map Ordinance	No	No	No	No
County Zoning	N/A	Yes, '79	Yes '77	Yes '74
Exclusive Ag Zoning	N/A	No	Yes '85	Yes
Standards to zone out of Exclusive Ag	N/A	No	Yes	Yes
Floodplain Zoning	Yes '03	N/A	N/A	Yes '05
Shoreland/Wetland Zoning	Yes	N/A	N/A	Yes '74
Land Division/Subdivision Ordinance	Yes '00	No	Yes '07	Yes '06
Minimum Lot Size	Yes 0.5 Acre Subdivisions 70'x125' R Zone	N/A	Yes, 2 Acres	Yes 1.5 acre min., 2 acre avg.
Allow Majors w/ POWTS*	Yes, 3 Ac.	N/A	No	Yes
Allow Minors w/ POWTS*	Yes, 3 Ac.	N/A	Yes	Yes
Erosion Control/Stormwater Mngt.	Yes	N/A	No	Yes '06
Sanitary Ordinance	Yes	N/A	No	Yes '05
Animal Waste Ordinance	Yes	No	No	Yes '85
Nonmetallic Mining Ordinance	Yes	N/A	No	Yes '04
Tire Management Ordinance	Yes	N/A	No	Yes '85
Agricultural Shoreland Mngt. Ordinance	No	No	No	No
Historic Preservation Ordinance	No	No	No	No
Mobile Home Park Ordinance	Yes	No	No	N/A
Development Impact Fees	Yes	No	No	N/A
Cooperative Boundary Agreement	No	No	No	N/A
Water Utility District	No	No	No	N/A
Reinvestment Neighborhoods	No	No	No	N/A
Business Improvement District	No	No	No	N/A
Architectural Conservancy Dist.	Yes	No	No	N/A
Sanitary District	Yes	Yes '69	No	N/A

N/A – The authority is either “Not Applicable” for example the County can not adopt village powers, or the authority is “Not Available” for example the County has floodplain regulation authority but towns do not.

\*POWTS-- Private Onsite Wastewater Treatment Systems

\*\*The County's Subdivision Ordinance may be more restrictive than a town's, in which case the County's standards would be followed.

Sources: Town of Emerald, Village of Deer Park, St. Croix County Development Management Plan, 2000, St. Croix County Planning and Zoning Department.

Exclusive ag zoning has not been adopted in the Town of Emerald as one of the tools to regulate land use. The decision to adopt or not adopt exclusive ag zoning generally came from information provided in the St. Croix County Farmland Preservation Plan which was adopted in 1980 by the St. Croix County Board of Supervisors.

The Farmland Preservation Plan took a comprehensive approach to land use regulation. Unfortunately, the actual implementation of the plan was not comprehensive and much of what was in the plan was never used. The plan also allowed individual farmers to enter into farmland preservation contracts. At one time over 40 farmers had farmland preservation contracts with the state and received tax credits. However, most of those have expired and as of 2010 there were only five contracts left in Emerald.

St. Croix County is in the process of updating the 1980 Farmland Preservation Plan to address changes in agriculture and changes in the state laws regarding farmland preservation zoning and other programs to protect farmland.

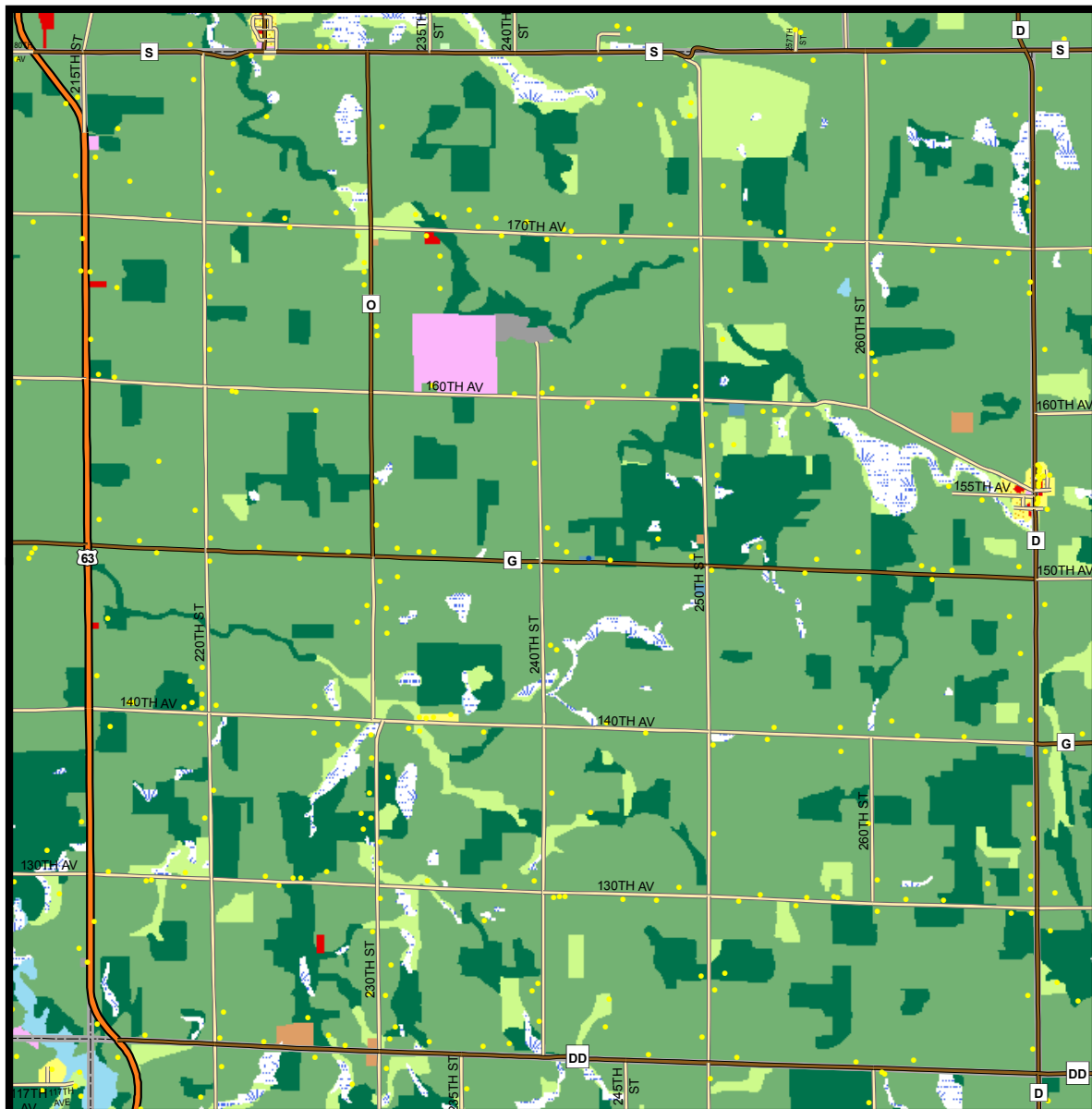
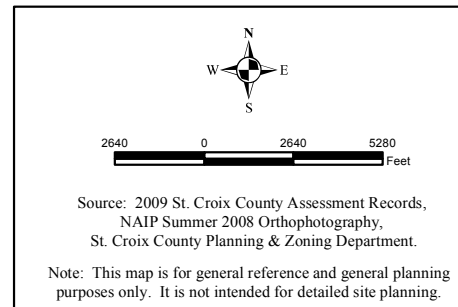
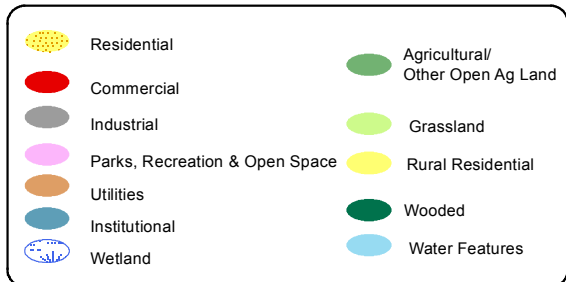
In addition to the regulations identified in the table above, the following County regulations are or can be in effect in the Town of Emerald. These regulations are adopted by the County and are in effect in all unincorporated areas of St. Croix County; no town adoption or action is required. County regulations are not in effect in the Village of Deer Park, except for on-site wastewater treatment, which is regulated by the Sanitary Ordinance, and recycling, which is regulated by the Recycling Ordinance.

- St. Croix County Development Management Plan
- St. Croix County Outdoor Recreation Plan
- St. Croix County Farmland Preservation Plan
- St. Croix County Erosion Control Plan
- St. Croix County Solid Waste Management Plan
- St. Croix County Land and Water Conservation Plan
- St. Croix County Sanitary Ordinance
- St. Croix County Subdivision Ordinance
- St. Croix County Shoreland/Wetland District Regulations
- St. Croix County Floodplain District Regulations
- St. Croix County Erosion Control/Stormwater Management Regulations
- St. Croix County Nonmetallic Mining Regulations
- St. Croix County Animal Waste Regulations
- St. Croix County Solid Waste and Recycling Regulations

### *EXISTING LAND USES*

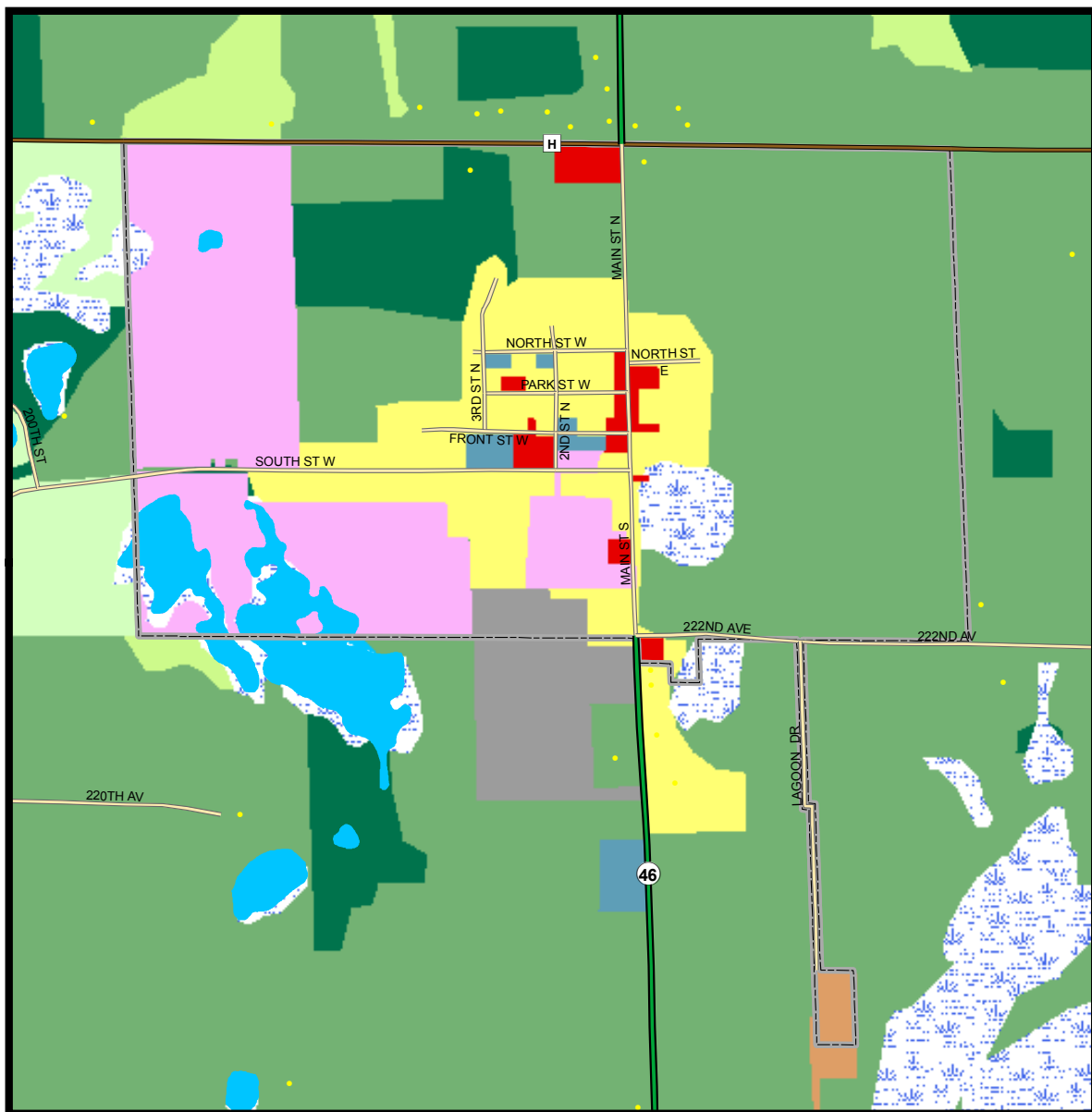
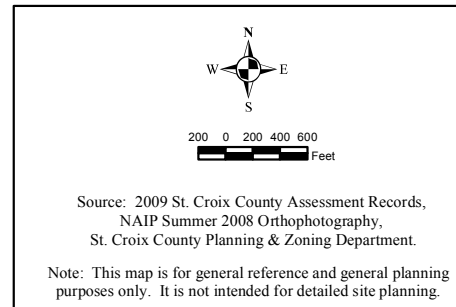
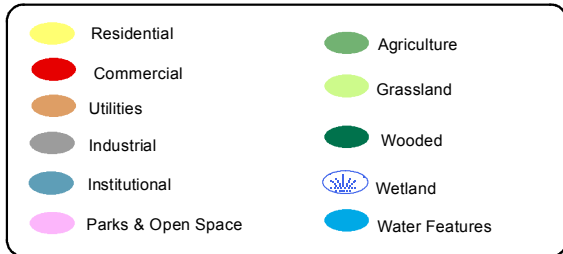
The existing land uses in the Village of Deer Park and Town of Emerald are shown on the following maps. These maps were created by combining the 1993 land use and land cover maps from the St. Croix County Development Management Plan with 2008 aerial photography and the 2009 parcel assessment data from the Real Property Lister's office. The maps were also checked against the 2009 zoning maps for commercial and industrial land uses. Major subdivisions are categorized as residential while isolated rural homes and minor subdivisions of four lots or less are categorized as rural residential. Commercial and industrial land use is the land used for commercial or industrial activities according to the town assessor. Parks, recreation and open space land uses include public, private and nonprofit parks, recreation and open space land uses.

## Existing Land Use / Land Cover Town of Emerald, St. Croix County, WI



## Existing Land Use / Land Cover

### Village of Deer Park, St. Croix County, WI





## LAND USE TRENDS

From 1994 to 2009 there have been significant changes in how property is assessed in Wisconsin. Those changes are reflected in the property tax charts below. Use value assessment, which was implemented between 1996 and 2000, shifted land uses from the agricultural real estate classification to the undeveloped (which was formerly swamp and waste), ag forest and ag buildings and sites classifications.

According to a 2002 report by the Department of Revenue the reported use for agricultural land may be misleading. There is a significant tax advantage from use-value assessment so owners and sales reports may be indicating future land use as agriculture when development is intended in a short time frame of just a few years.

Undeveloped land includes areas commonly called marshes, swamps, thickets, bogs or wet meadows. This class also includes fallow tillable land (assuming agricultural use is the land's highest and best use), road right-of-way, ponds, depleted gravel pits and land that, because of soil or site conditions, is not producing or capable of producing commercial forest products.

### Property Tax Classifications Town of Emerald – 1994 to 2009

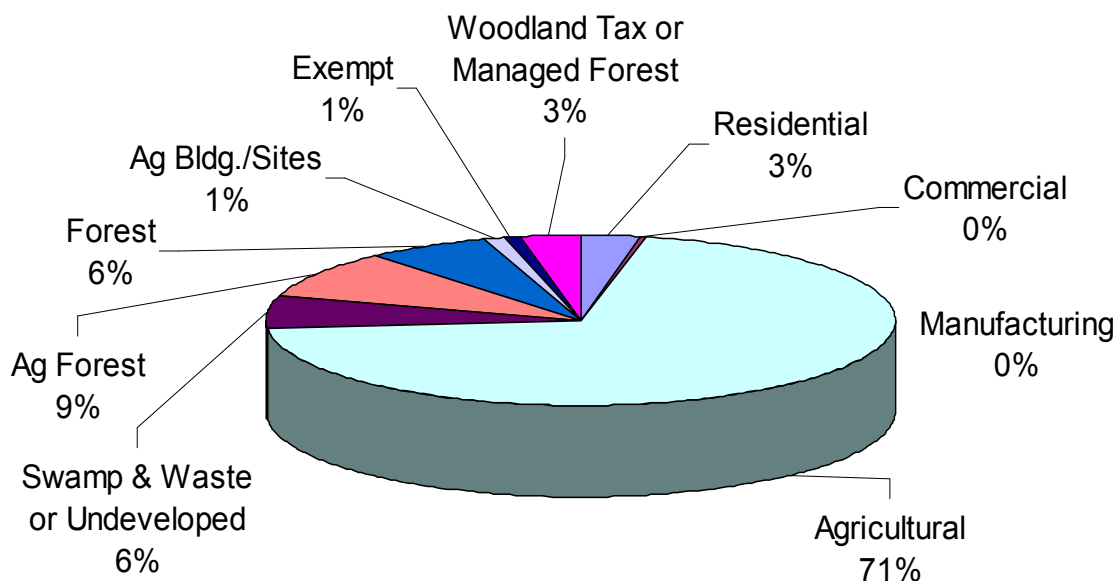
REAL ESTATE CLASS	1994		1997		2000		2003		2006		2009	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	306	1.4%	529	2%	643	3%	787	4%	679	3%	720	3.3%
Commercial	31	0.1%	32	0%	23	0%	23	0%	18	0%	17	0.1%
Manufacturing	0	0.0%	0	0%	45	0%	45	0%	45	0%	45	0.2%
Agricultural	19,202	87.9%	18,769	86%	15,651	72%	15,400	70%	15,841	73%	15,830	73.0%
Undeveloped or Swamp & Waste	194	0.9%	198	1%	1,302	6%	1,490	7%	1,336	6%	1,400	6.5%
Ag Forest	0	0.0%	0	N/A	0	N/A	0	0%	2,059	9%	1,967	9.1%
Forest	2,112	9.7%	2,081	10%	3,716	17%	3,822	17%	1,505	7%	1,444	6.7%
Ag Bldg./Sites	0	0.0%	168	1%	430	2%	306	1%	261	1%	260	1.2%
<b>Totals</b>	<b>21,845</b>	<b>100%</b>	<b>21,777</b>	<b>100%</b>	<b>21,810</b>	<b>100%</b>	<b>21,873</b>	<b>100%</b>	<b>21,744</b>	<b>100%</b>	<b>21,683</b>	<b>100%</b>

Source: Wisconsin Department of Revenue & St. Croix County Statistical Report of Property Values 1994 - 2009

- The vast majority of the land in the Town of Emerald is assessed as agricultural, 15,830 acres in 2009.
- Although there seems to be a significant decrease in the amount of land in the agricultural real estate classification from 1994 to 2009, approximately 3,400 acres; the actual amount was less because of the changes in how property is assessed.
- Residential land use in Emerald saw its greatest increase of over 200 acres between 1994 to 1997. From 1997 through 2003 residential uses increased by over 100 acres per year until it peaked at almost 800 acres. Since then it has decreased slightly to about 720 acres.
- The commercial assessment category has decreased since 1994 by 13 acres while manufacturing has increased to 45 acres.



## Town of Emerald 2009 Real Estate Assessment



- The pie chart above combines the assessment land categories, the exempt land and woodland tax or managed forest land for 2009.
- The “exempt acres” category generally includes all publicly-owned local, county, state and federal land and institutionally-owned land, such as churches. Exempt acres are exempt from assessment but not all of this land is exempt from taxes. For instance, the WDNR provides a payment in lieu of taxes to the town each year.
- As the pie chart shows, agricultural land is now separated into several categories, swamp & waste or undeveloped, agriculture, ag forest and ag buildings and sites. If combined into one category, it would account for almost 90 percent of the land in Emerald.
- The next largest category is forest at seven percent, followed by residential at three percent.
- Woodland Tax or Managed Forest is another land classification not included in the general assessment categories, because it is taxed at a special reduced rate. In 2009, the Town of Emerald had 707 acres in this category, also about three percent.
- In 2009, the Town of Emerald had 183 exempt acres, about one percent.

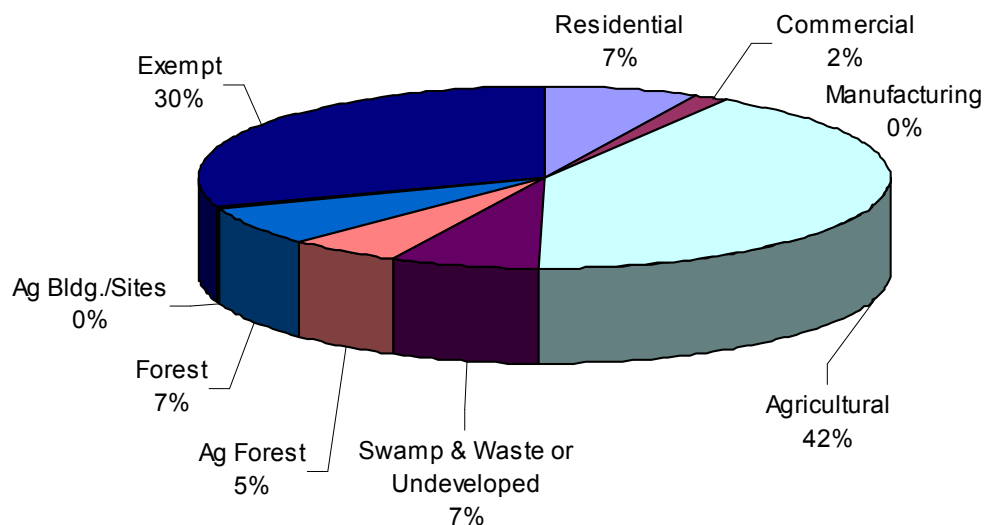
**Property Tax Classifications**  
**Village of Deer Park – 1994 to 2009**

REAL ESTATE CLASS	1994		1997		2000		2003		2006		2009	
	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	33	9.9%	39	10.9%	36	10.1%	36	10.1%	31	8.8%	39	10.5%
Commercial	3	0.9%	3	0.8%	5	1.4%	5	1.4%	5	1.4%	9	2.4%
Manufacturing	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Agricultural	296	89.2%	314	88.0%	181	50.7%	181	50.7%	196	55.5%	221	59.2%
Undeveloped or Swamp & Waste	0	0.0%	0	0.0%	67	18.8%	67	18.8%	53	15.0%	37	9.9%
Ag Forest	0	N/A	0	N/A	0	N/A	0	0.0%	0	0.0%	28	7.5%
Forest	0	0.0%	0	0.0%	66	18.5%	65	18.2%	66	18.7%	37	9.9%
Ag Bldg./Sites	0	0.0%	1	0.3%	2	0.6%	3	0.8%	2	0.6%	2	0.5%
<b>Totals</b>	<b>332</b>	<b>100%</b>	<b>357</b>	<b>100%</b>	<b>357</b>	<b>100%</b>	<b>357</b>	<b>100%</b>	<b>353</b>	<b>100%</b>	<b>373</b>	<b>100%</b>

Source: Wisconsin Department of Revenue & St. Croix County Statistical Report of Property Values 1994 - 2009

- The majority of the land in the Village of Deer Park was assessed as agricultural, 221 acres in 2009. However, this is a decrease of 75 acres since 1994.
- During the last 15 years, the changes in how property is assessed have been dramatically reflected in the changes in Deer Park's assessment categories. From 1997 to 2000 the forest category shifted from zero acres to 66. Then from 2006 to 2009 ag forest shifted from zero acres to 28 and forest decreased to 37 acres.
- Residential land use in Deer Park has been very consistent with only small shifts in acreage from 33 acres in 1994's to 39 acres in 2009.
- From 1994 to 2009, the commercial assessment category tripled from three to nine acres.

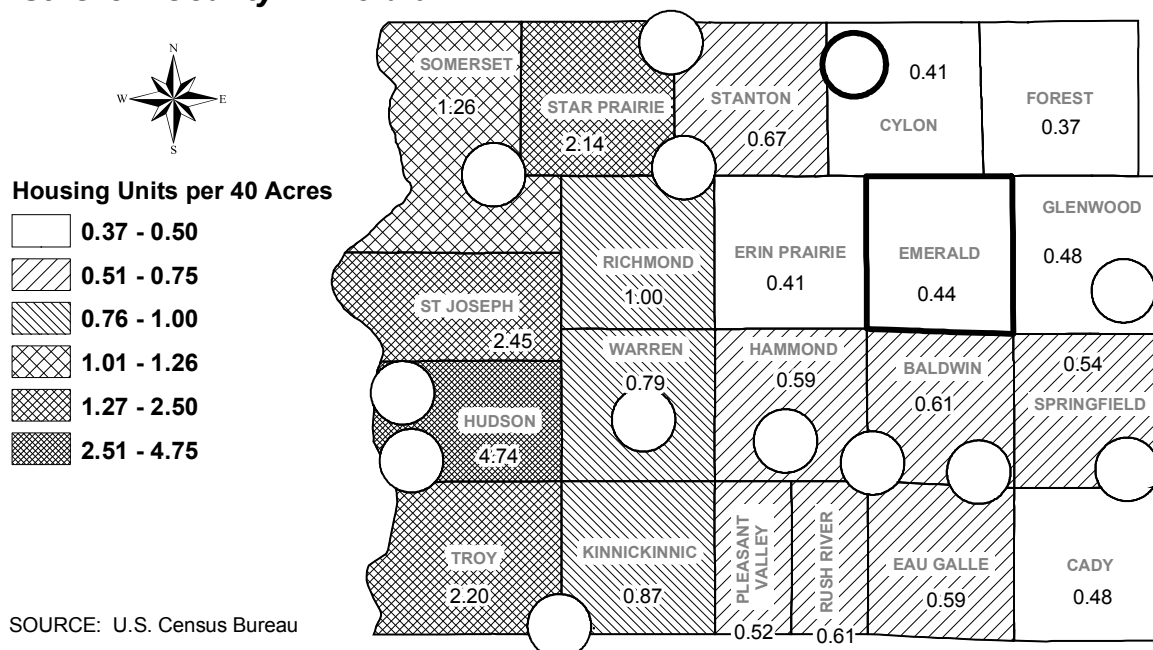
**Village of Deer Park**  
**2009 Real Estate Assessment**



- The pie chart above combines the assessment land categories and the exempt land category for 2009.
- The “exempt acres” category generally includes all publicly-owned local, county, state and federal land and institutionally-owned land, such as churches. Exempt acres are exempt from assessment but not all of this land is exempt from taxes. For instance, the U.S. Fish and Wildlife Service provides a payment in lieu of taxes to Deer Park each year.
- As the pie chart shows, agricultural land is now separated into several categories, swamp & waste or undeveloped, agriculture, ag forest and ag buildings and sites. If combined into one category, it would account for almost 55 percent of the land in Deer Park.
- In 2009, the Village of Deer Park had 161 exempt acres, about 30 percent of the total land.
- The next largest categories are residential and forest both at seven percent.

## DENSITIES

### Housing Units Per 40 Acres - 2000 St. Croix County - Emerald



- As the graphic above shows, density throughout St. Croix County is higher in the west than in the east and higher along the I-94 corridor. The Twin Cities’ job market and highway access have heavily influenced housing preferences in St. Croix County.
- Emerald’s density is very similar to the surrounding towns of Cylon, Erin Prairie, Glenwood and Baldwin despite three of the towns adopting exclusive ag zoning and subdivision ordinances to limit development in their communities.
- While the density of the Village of Deer Park is not calculated per 40 acres and is not shown on the graphic, cities and villages in St. Croix County have followed the same pattern as the towns, with heavier population growth occurring in the west and along the I-94 corridor.

***Housing Unit Density - 2000***  
***St. Croix County***

COMMUNITY	HOUSING UNITS PER SQ. MILE	HOUSING UNITS PER 40 ACRES
Baldwin	9.8	0.61
Cady	7.7	0.48
Cylon	6.6	0.41
Eau Galle	9.5	0.59
<b>Emerald</b>	<b>7.0</b>	<b>0.44</b>
Erin Prairie	6.6	0.41
Forest	5.9	0.37
Glenwood	7.7	0.48
Hammond	9.5	0.59
Hudson	75.8	4.74
Kinnickinnic	13.9	0.87
Pleasant Valley	8.3	0.52
Richmond	16.0	1.00
Rush River	9.7	0.61
St. Joseph	39.2	2.45
Somerset	20.1	1.26
Springfield	8.7	0.54
Stanton	10.7	0.67
Star Prairie	34.3	2.14
Troy	35.2	2.20
Warren	12.6	0.79
C. Glenwood City	198.1	N/A
C. Hudson	709.2	N/A
C. New Richmond	521.0	N/A
C. River Falls	555.2	N/A
V. Baldwin	498.0	N/A
<b>V. Deer Park</b>	<b>104.8</b>	<b>N/A</b>
V. Hammond	319.2	N/A
V. N. Hudson	1036.3	N/A
V. Roberts	748.9	N/A
V. Somerset	357.5	N/A
V. Star Prairie	102.4	N/A
V. Wilson	44.5	N/A
V. Woodville	362.5	N/A
<b>St. Croix County</b>	<b>33.6</b>	<b>2.1</b>

Source: U.S. Census Bureau 2000 Project communities are designated in bold type.

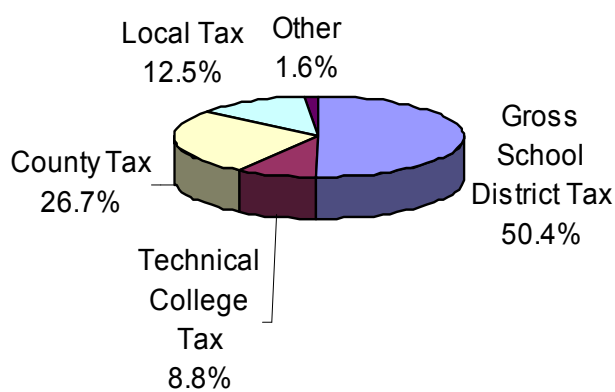
- The low housing units per 40 acres in the Town of Emerald as of 2000 indicates the town is still very rural in nature and the majority of housing in the town is very spread out.
- Rural residential development through 2000 had not had an impact on the housing density of the town.
- The Village of Deer Park has more housing units per square mile than similar communities such as Star Prairie and Wilson.

## PROPERTY TAXES

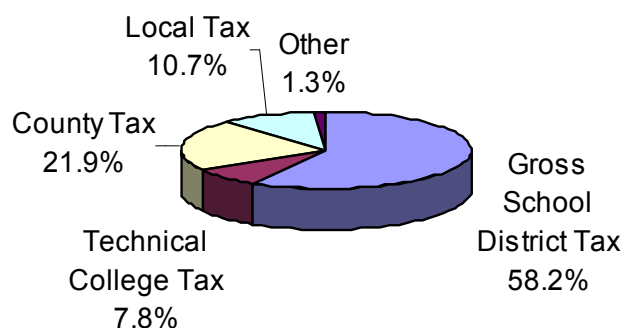
Property taxes can have a significant impact on land use and land use decisions. The state's use value assessment of agricultural land is a good example of how taxation can impact decisions. Because the holding cost of agricultural land has been decreased by use value assessment, there are more opportunities for investors in the agricultural land market.

Taxation is analyzed for each community based on the 2005 and 2008 taxes using Department of Revenue data and tax analysis software. The first set of graphs looks at the breakdown of each municipality's tax bill.

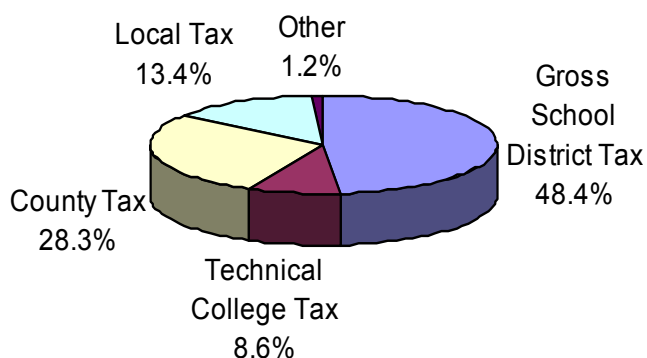
**Property Taxes by Source – 2005**  
**All Wisconsin Towns**



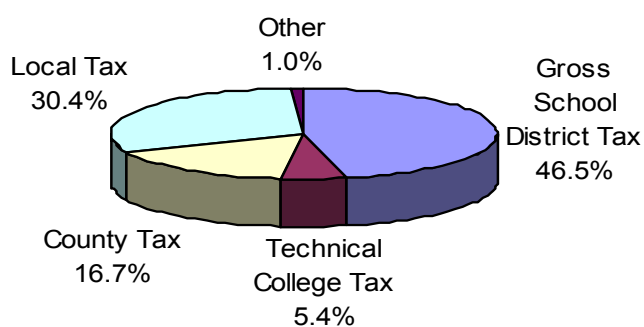
**Property Taxes by Source – 2005**  
**All St. Croix County Towns**



**Property Taxes by Source – 2005**  
**County Towns 501-1000 Population**

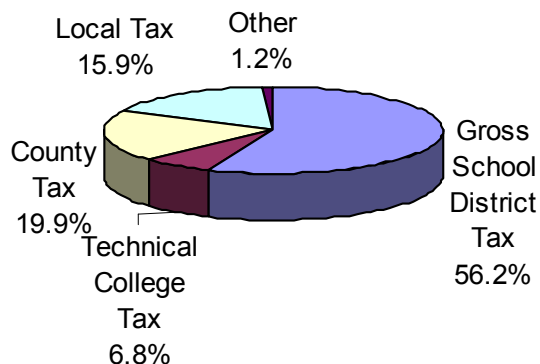


**Property Taxes by Source – 2005**  
**Town of Emerald**

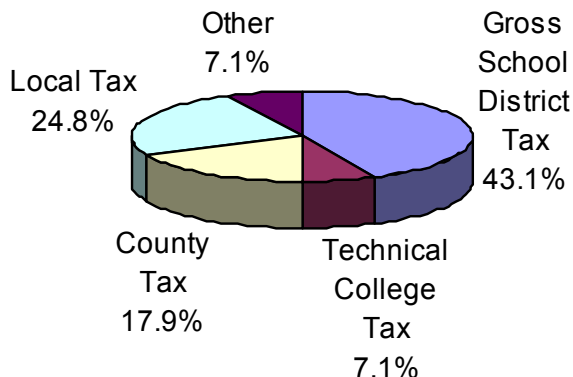


- Generally, the local schools account for the greatest share of local property taxes, ranging from 40 to almost 60 percent of all property taxes.
- In 2005, Emerald's local tax share was around 30 percent, generally about 10 percent higher than similar-sized towns and other towns in St. Croix County and Wisconsin.
- The County tax share is lower in Emerald than in similar sized towns and other towns in St. Croix County and Wisconsin, this is probably due to the large amount of agricultural land in that town that is under use-value assessment.

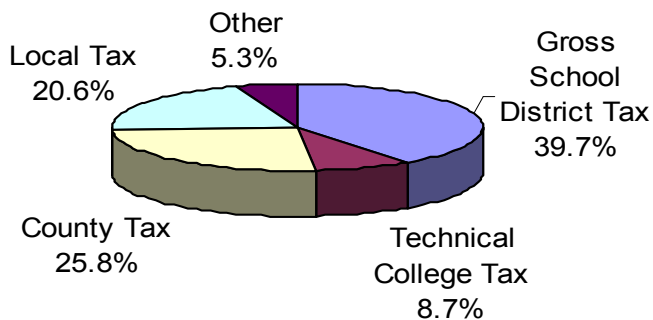
**Property Taxes by Source – 2005  
Village of Deer Park**



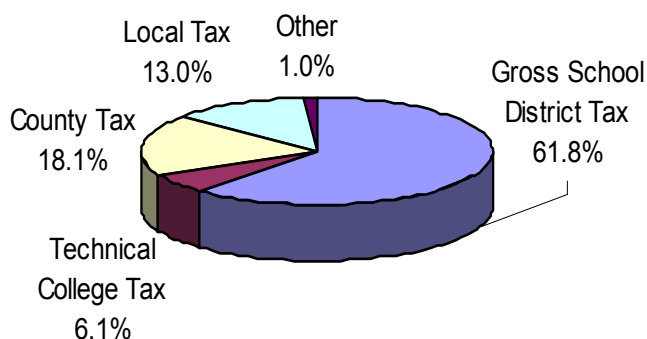
**Property Taxes by Source - 2005  
All Wisconsin Villages**



**Property Taxes by Source – 2005  
All Wisconsin Villages Below 500 Pop.**



**Property Taxes by Source – 2008  
Village of Deer Park**

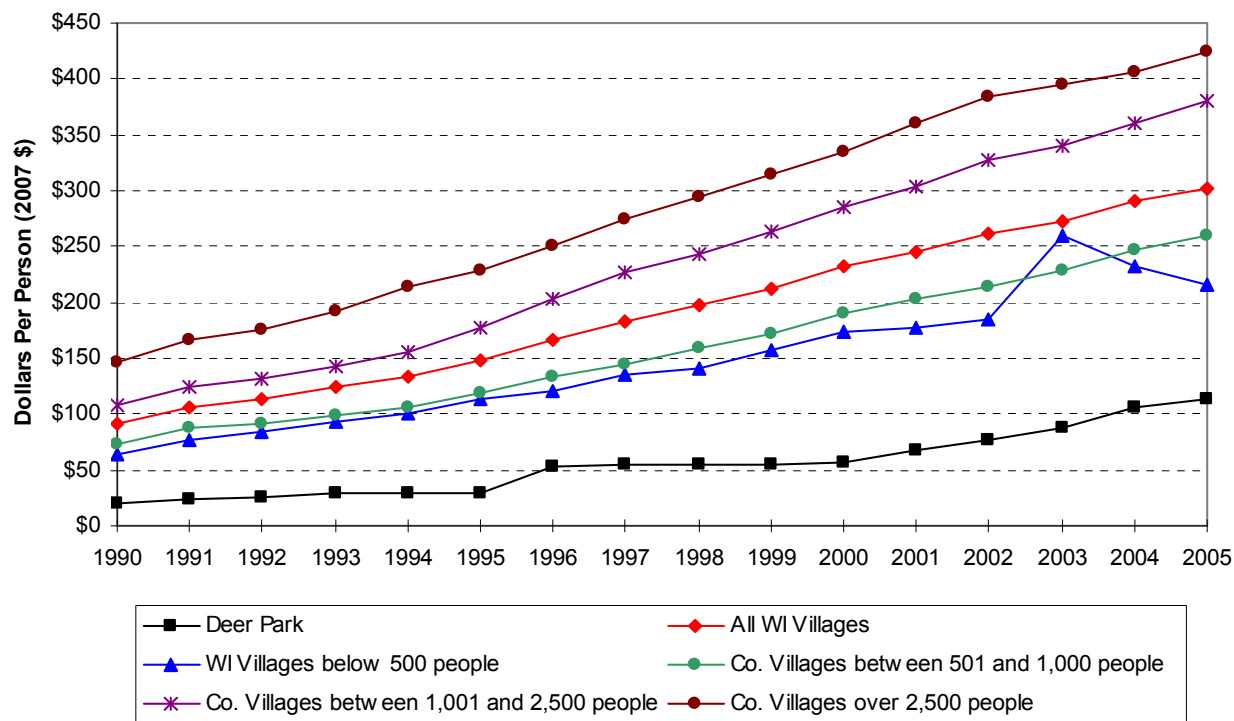


- In 2005, the Village of Deer Park's local taxes and other taxes, except school taxes, were lower than similar-sized communities and all Wisconsin villages.
- The school district portion of Deer Park's tax bill was very high at 56 percent.
- In 2008, Deer Park had a very similar tax distribution by source, except that the school district taxes increased to almost 63 percent of the tax bill and all other categories decreased.

The next two graphs show how taxes per citizen have changed over a 15-year time frame and the local taxes per capita are then broken down by budget categories for each community in 2005.

### ***Per Capita Local Tax – 1990 – 2005***

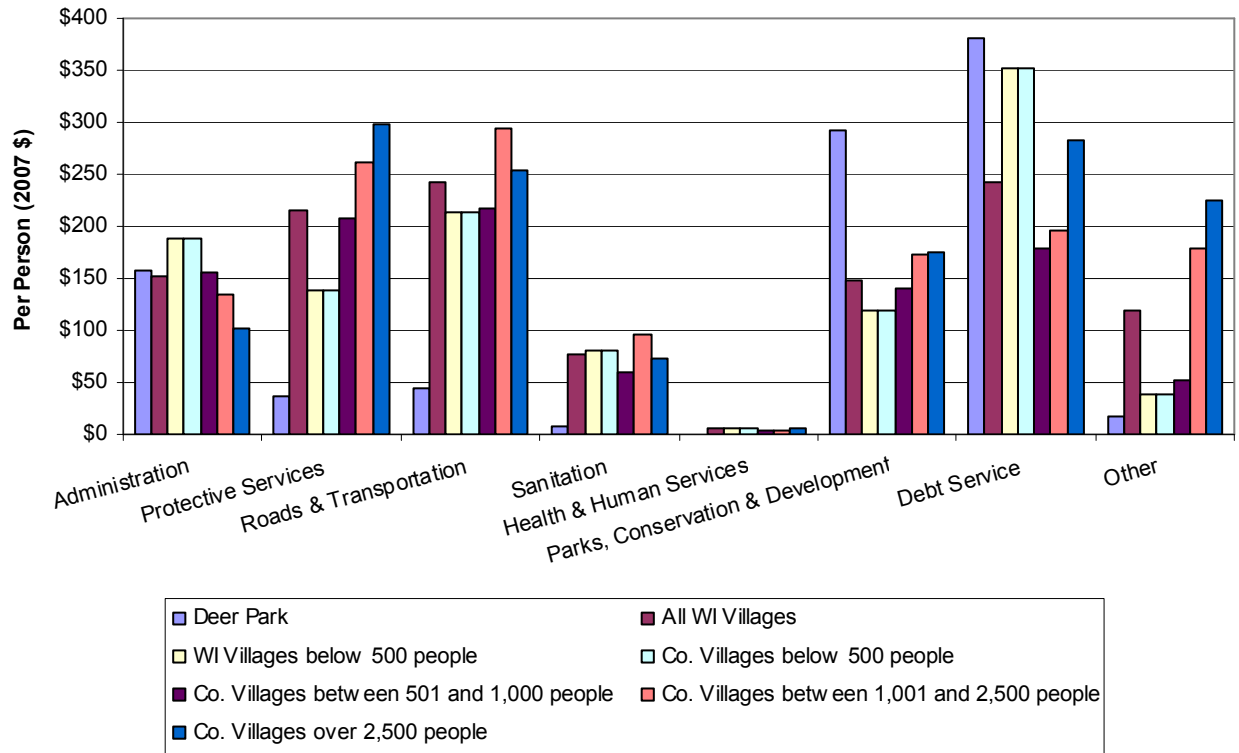
#### ***Village of Deer Park***



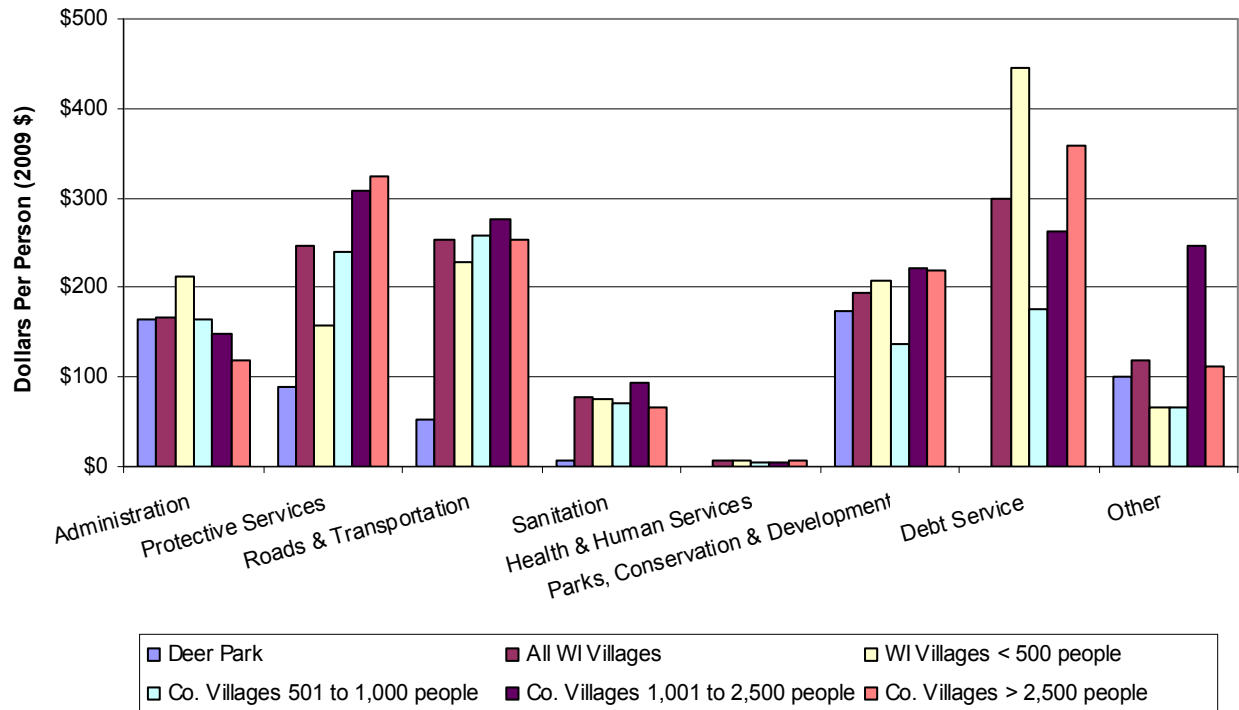
- From 1990 to 2005, the Village of Deer Park's per capita tax rate was extremely low and remained below the per capita tax rate for similar sized Wisconsin villages and for all villages in St. Croix County.
- However, taxes per capita in the village quadrupled during that time frame, going from \$20 per capita to \$108 per capita.
- During the 1990s Deer Park had steady rates with slight increases except for a jump in 1996. However, starting in 2001 there were larger yearly increases, with the per capita tax rate increasing \$55 in 2000 to \$108 in 2005.
- By 2008, Deer Park's local tax rate had increased to \$125 per capita.
- The steady increases in the tax rate can generally be attributed to the Village Board's decision to increase the mill rate by the statutory allowed amount each year, bringing an additional \$800 annually in revenue.



**Per Capita Expenditures of Village Revenues -- 2005**  
**Village of Deer Park**

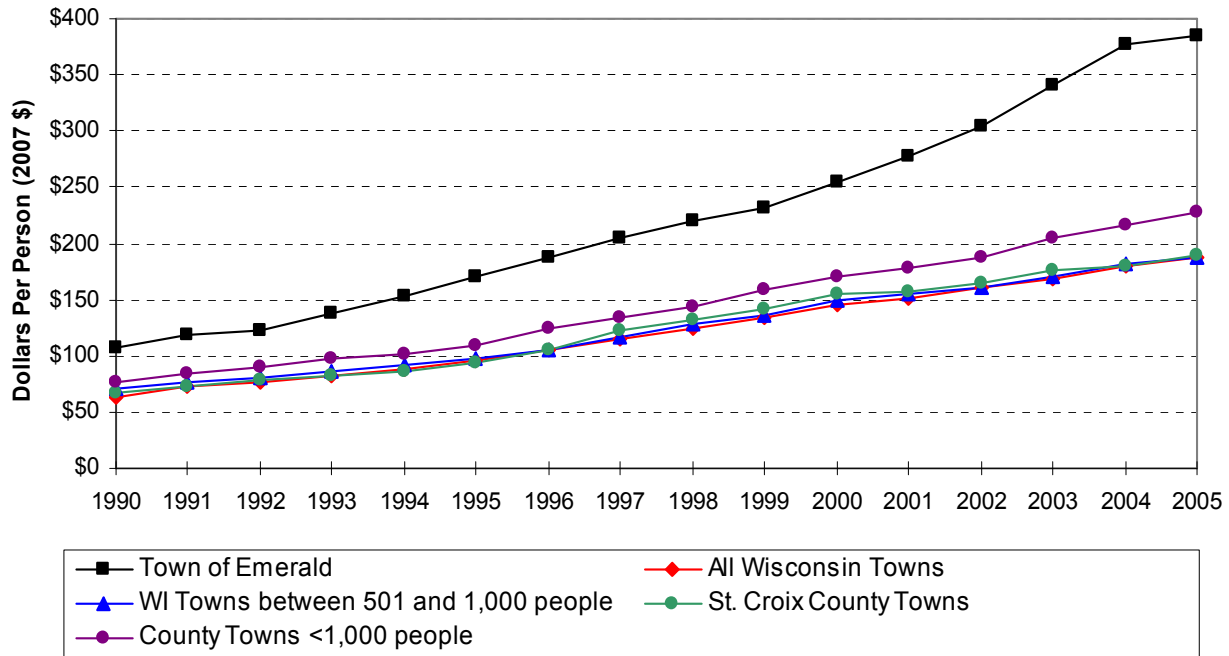


**Per Capita Expenditures of Village Revenues -- 2008**  
**Village of Deer Park**



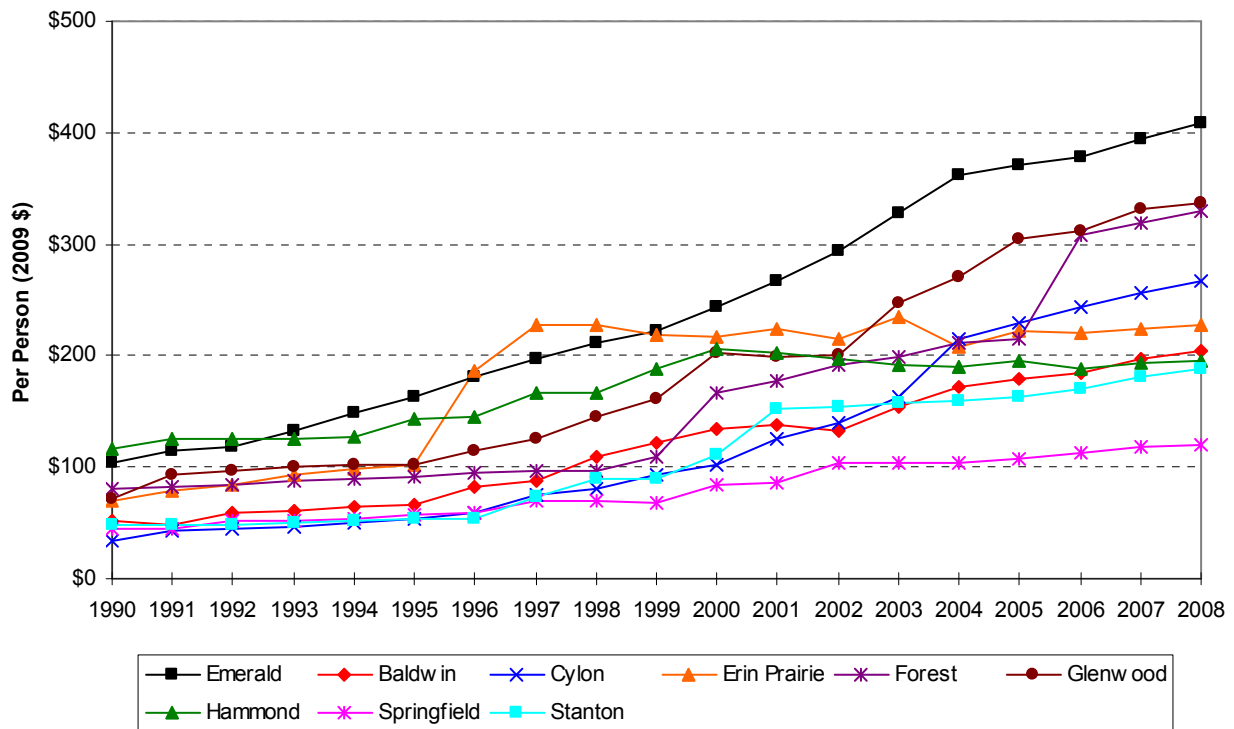
- In 2005, Deer Park's largest local expense was debt service which was \$381 per capita. This expense was also higher than other villages in the state and county.
- The second largest expense was parks, conservation and development at \$293 per capita. Both these expenses are significantly higher than other per person costs in the village.
- Generally Deer Park has very low expenses in comparison to other villages: roads and transportation \$45 per person, protective services \$37 per person, sanitation \$7 per person and health and human services \$0 per person. The cost of administration is slightly higher at \$157 per person.
- Generally Deer Park's expenses are less than similar-sized communities and all towns in the County and State, except for parks, conservation & development and debt service.
- Deer Park's 2005 debt service cost can be attributed to improvements to the sewage treatment system. Those costs are now being paid off through the monthly sewer bills.
- By 2008, Deer Park's debt service had dropped to zero; however, parks, conservation and development continued to be its highest expense at \$173 per person.
- The parks, conservation and development expenses are generally attributed to park acquisition, improvements and costs related to the deer herd.
- Other costs in 2008 were similar with some increases and some decreases from 2005: roads and transportation \$53 per person, protective services \$90 per person, sanitation \$6 per person, health and human services \$0.50 per person, other \$99 per person and administration \$164 per person.
- The 2008 protective services cost increased due to the purchase of a new rescue pumper truck.
- It should be noted that Deer Park's relatively small population can cause any increase in costs to have a seemingly large impact per capita. Also the village has experienced slight declines in population which has raised the per capita impact.

**Per Capita Local Tax -- 2005**  
**Town of Emerald**



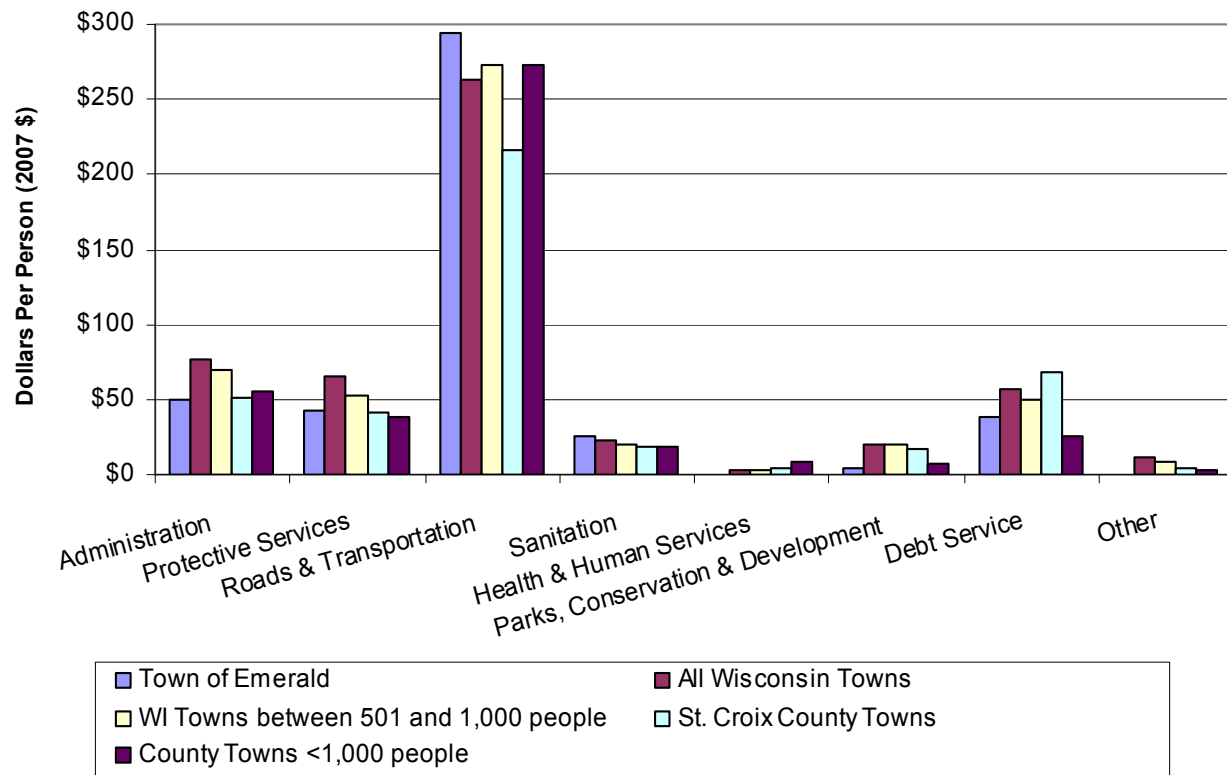
- From 1990 to 2005, the Town of Emerald's per capita tax rate was well above the per capita tax rate for similar-sized towns and for all towns in St. Croix County and all of Wisconsin.
- During that time frame, Emerald's taxes per capita increased steadily from \$108 per person to almost \$385 per person per year; an increase of 350 percent.
- Emerald's taxes increases were consistent in the 1990, about \$15 per year. Since then they have increased more rapidly, about \$25 per year from 200 to 2002 and then in 2003 and 2004 jumping to \$35 per year. In 2005 the increase dropped to about \$10 per capita.
- The steady increases during a time of economic and population growth suggest expanding services and increasing costs for those services.
- The town has always had an aggressive program of road improvement and during that time frame replaced the town hall with a new site and structure.

**Per Capita Local Tax -- 2008**  
**Emerald & Neighboring Towns**



- From 1990 to 2008, the Town of Emerald's per capita tax rate was generally above the per capita tax rate for all neighboring towns.
- In the 1990's the Town of Hammond had the closest per capita costs as Emerald.
- Since 2000 the Town of Glenwood and in recent years the Town of Forest had the closest per capita costs, although they were still \$60 to \$100 per capita below Emerald's.

**Per Capita Expenditures of Town Revenues -- 2005**  
**Town of Emerald**



- In 2005, Emerald's largest local expense was town roads. The town's road costs were higher than similar-sized towns and all towns in the County and all of Wisconsin.
- At \$295 per person, road costs are approximately six times the cost of the next largest budget item.
- Sanitation was another budget area where the cost was higher than similar-sized communities and all communities in St. Croix County and Wisconsin.
- Emerald's other costs, administration, protective services, debt services, parks, and others are less than similar sized communities and all towns in the County and State.
- Administration costs \$50 per person, protective services costs \$43 per person; debt service \$40 per person; sanitation \$26 per person; and parks, conservation & development \$4 per person.
- Emerald's sanitation expenses are relatively high because they include the drop-off site at the town drop-off center.

## CONFLICTING LAND USES

Conflicting land uses in the Town of Emerald are related to the largely agricultural nature of the town. Generally conflicts can be seen between some residential uses, and agricultural uses, especially those related to large-scale farming operations, both animal and crop. There are also conflicts from non-metallic mining operations and residential uses whether in conjunction with agricultural operations or rural residential housing. Other possible conflicts stem from the diverse expectations of those people moving to the country and long-time residents. A final conflict is seen in the limited commercial, industrial and home occupation activities which occur in rural areas. The lack of convenient access to commercial facilities can be viewed very differently by rural residents.

Conflicting land uses in the Village of Deer Park are related to the fast-moving, heavy traffic on STH 46 and the very small community atmosphere found in the rest of the village. Generally conflicts can be seen between residents who wish to walk and enjoy the village's amenities and those who are just traveling through as fast as they can.



Town of Emerald has many sand and gravel deposits, as shown by this quarry in the town. As the site is reclaimed it may become part of the Emerald Valley Prairie Habitat Restoration Area. Photo by Rene' Speer.

Generally good information disseminated to all is one of the best ways to decrease or control conflicts. A rural living guide to help educate new rural residential residents about what to expect when choosing to live in a rural agricultural community has been developed by St. Croix County and a similar document has been developed by the Village of Deer Park for small-town living. These documents can help educate new residential residents about what to expect when choosing to live in an agricultural or small-town community and should improve understanding about conflicting uses. The County guide can be customized with local information regarding issues of concern, rules and regulations and where to find assistance specific to the Town of Emerald.

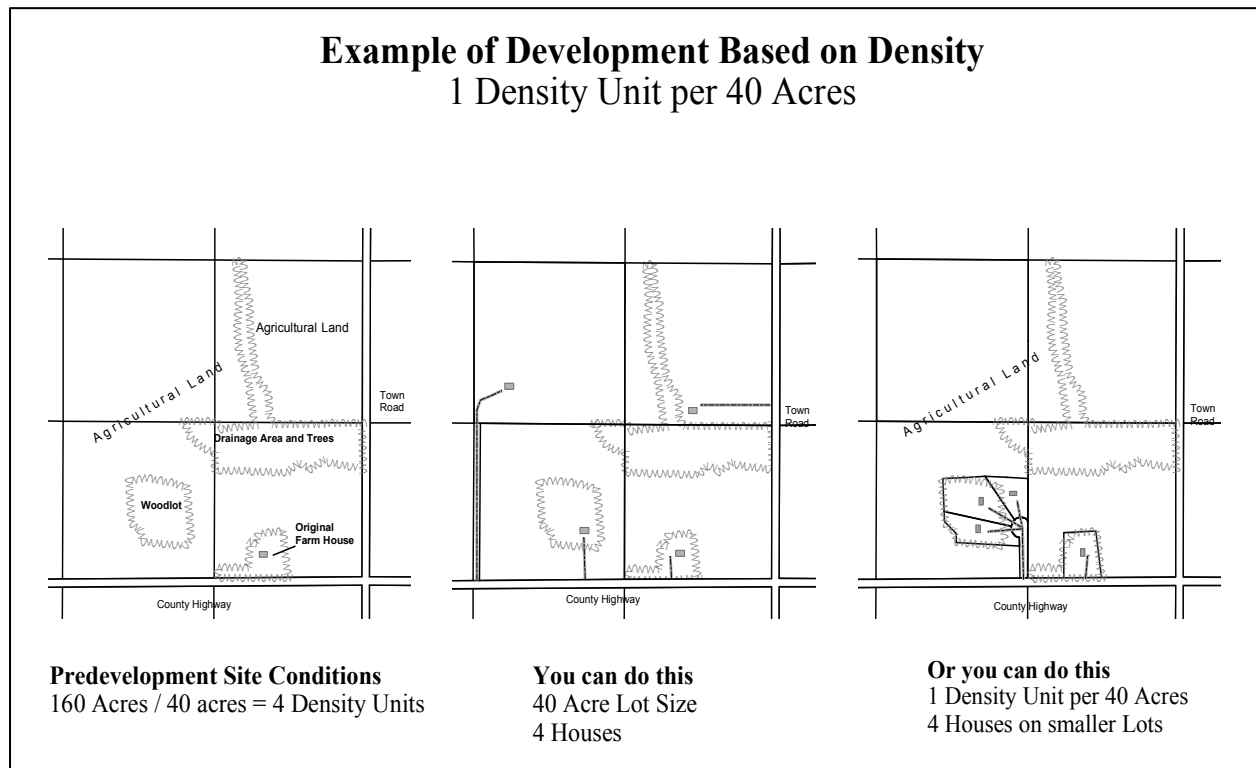
Another possibility is to develop a website where information on living in the community, upcoming meetings, minutes, plans and regulations will be posted for convenient public access.

Since 2007, the downturn in the economy and housing slump has created a new set of issues for village and town residents. Foreclosures, empty houses and vacant lots have created concerns regarding property maintenance, property values, conversion of land back to agriculture and declining sales and values. Better information allows informed decisions regarding existing and future land uses and their impact on the community.

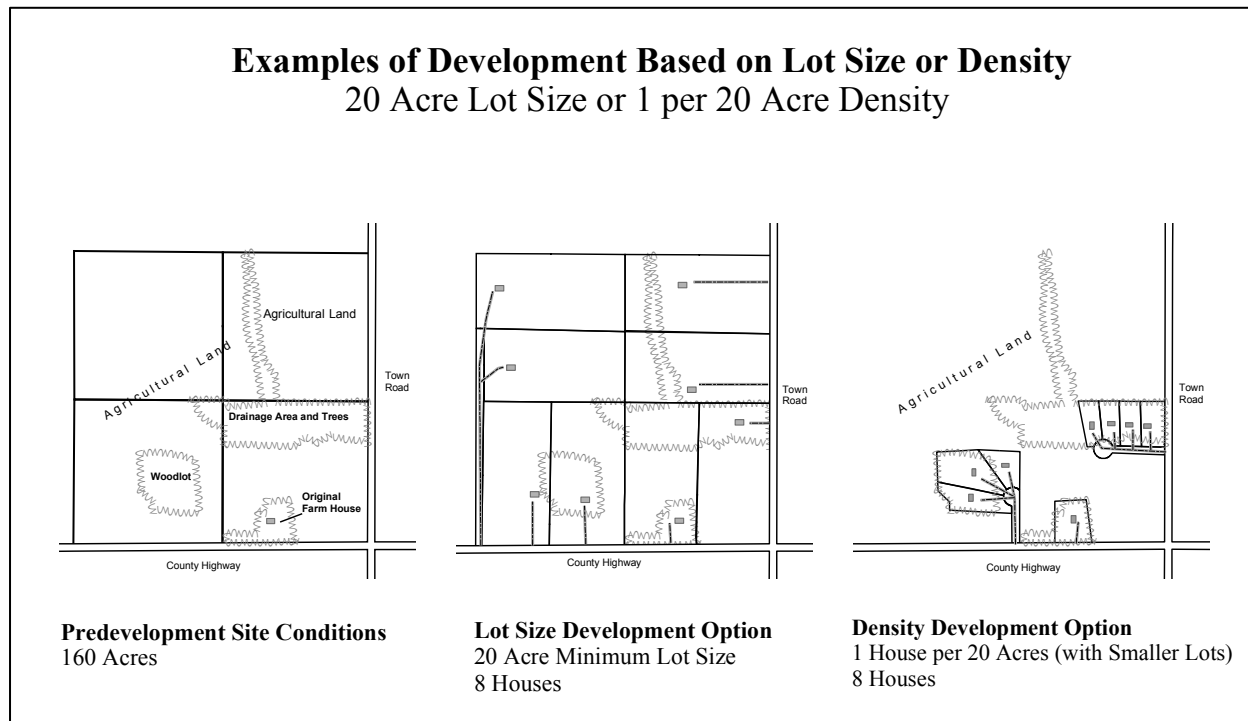
## LAND USE ALTERNATIVES

### DENSITY BASED DEVELOPMENT REGULATION

Density based development regulation is a tool to allow communities to regulate the amount of development and the size of lots separately from each other. Historically, communities have set the amount of development (maximum density) and the minimum lot size at the *same* number, i.e. 35 acre minimum lot size = 1 house every 35 acres, 5 acre minimum lot size = 1 house every 5 acres. With a density-based approach these two standards are separated. Minimum lot size regulations set how big individual home sites or lots must be. Maximum density regulations set how many home sites or lots can be divided from a larger parcel regardless of how big individual home sites or lot size must be. Establishing maximum density standards in addition to minimum lot sizes is density based development regulation. The figures below illustrate this concept.





**Advantages:**

- Often provides low to medium income housing.
- Enables the developer to earn a greater return on their investment.
- Focus increased development density within selected portions of the community.
- Can achieve environmental, agricultural and social benefits of greater variety of housing types, required open space, agricultural preservation and protection of environmentally sensitive areas.

**Disadvantages:**

- Limits flexibility on what can be constructed and where.
- Focuses more development in rural areas where land is readily available and relatively inexpensive.
- Consumers may not want development.
- Occasionally promotes monotonous development patterns.

***TRANSFER OF DEVELOPMENT RIGHTS***

Transfer of Development Rights (TDR) is an incentive-based tool used by some communities to help achieve land use goals – generally at little or no public expense. TDR is usually used in concert with other land use tools such as zoning and subdivision regulations. Although it is used to achieve community objectives, the concept of TDR is fundamentally linked to private property rights. All owners of private property in the United States hold with it an interest in a “bundle of rights.” Sticks in the bundle may include the right to maintain the present land use, the right to mine or excavate and the right to build or subdivide. These rights may be limited through laws like zoning enacted by government. TDR suggests that the right to develop property can be transferred from one property owner’s bundle to another owner’s bundle.

TDR programs can be modest or broad in scope they can include a few or nearly all property owners. However, there are some essential features shared by nearly all TDR programs.

A TDR program allow the transfer of one or more rights to develop from properties that a community desires to preserve or prefers not to see developed to properties where a community is willing to accept development. A community can identify and designate areas to preserve or limit development for a variety of reasons including protecting productive farmland, environmentally sensitive areas, open spaces, scenic areas, historic buildings, etc. Landowners in these areas are restricted from developing their land to its maximum economic use through zoning and other regulation. These landowners, however, can move, send or sell their development rights to areas where the community encourages development.

- The sale (“transfer”) of one parcel’s development rights (the “sending” parcel) to the owner of another parcel (the “receiving” parcel) allows more development on the receiving parcel while reducing or preventing development on the sending parcel. A conservation easement or deed restriction is placed on the sending parcel to prevent further development in either the short term or long term depending on the adopted regulations.

When a land owner sells development rights, development of that property is prevented through a deed restriction or conservation easement. All other rights remain with the property. For example, a farmer who transfers a development right retains title to the land and may continue farming. Through the sale of development rights, TDR allows property owners to achieve some to all of the economic gain that could otherwise be realized through actual development of their property.

A conservation easement is:

A less-than-fee, non-possessory interest in a parcel of land, recorded by a real estate deed. Acquired by public agencies or private conservation organizations through purchase or donation.

The holder of the underlying possessory interest retains certain rights to the land (e.g., the right to sell, the right to farm, the right to hunt).

The holder of the easement has the right to prevent certain activities on the land consistent with the terms of the easement.

May prohibit all ground-disturbing activity on a parcel. May last for a specified term or be a perpetual restriction on the use of land.

A deed restriction is:

A limitation recorded against a deed and filed in the Register of Deeds Office.

Landowners may purchase development rights from other landowners. Communities usually designate on a land use map where new or additional development is appropriate. Criteria for determining areas where development should be located could include: good access to transportation networks, poorer farm lands, access to public sewer and water systems.

Typically the use of transferred development rights allows the areas where development is acceptable to develop at higher densities than would otherwise be allowed. For example, a land owner may be permitted to building only 1 house under her property’s base zoning but with the use of transferred development rights, the property owner may be able to develop 4, 6, etc. houses. The system must be constructed so that landowners that purchase development rights

can enjoy a greater economic return on their properties by purchasing and using development rights than by developing under the standard rules.

Development rights or TDRs are bought and sold in a private market much like real estate. Their price, therefore, is dictated by the laws of supply and demand. Public involvement and expanse is generally limited once a program is established.

**Advantages:**

- Provides landowners with options.
- Can protect large tracts of sensitive areas, such as endangered resources, viable agricultural soils and drinking water supplies.
- Provides financial incentives for landowners in both sending and receiving areas.
- Can allow developers in receiving areas to build increased density developments above and beyond normal zoning regulations.
- Provides certainty about where development will happen.
- Creates incentive for developers to buy development rights.
- Creates a competitive market between buyers and sellers.

**Disadvantages:**

- Complex and difficult to administer.
- For this program to work there must be development pressures in both sending and receiving areas.

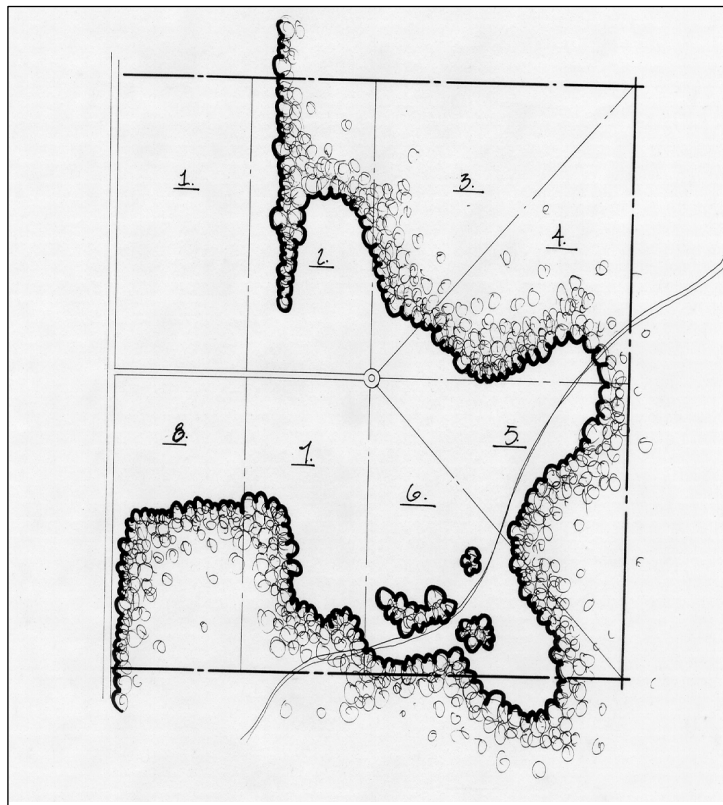
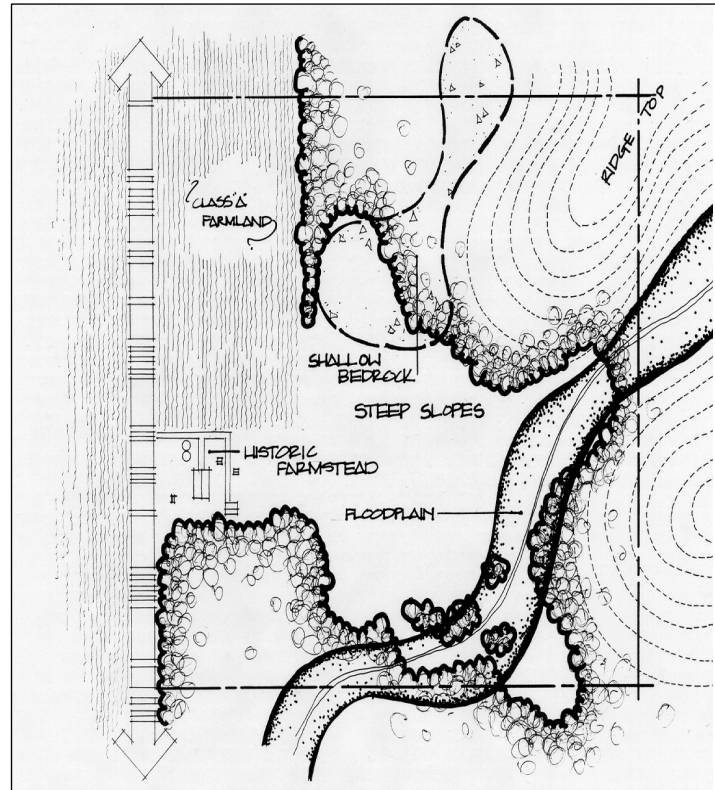
***CONSERVATION DESIGN SUBDIVISIONS***

Conservation design development, or conservation design, is a subdividing method that focuses on maintaining open space and conserving significant natural and cultural features. This is accomplished by preserving a significant portion of a development site as undivided open space with the remaining land used for the house lots and necessary roads. The open space is permanently preserved through conservation easements. It is important to note **that a conservation design subdivision provides the developer with the same number, or possibly more, lots than could be accomplished through a conventional subdivision.**

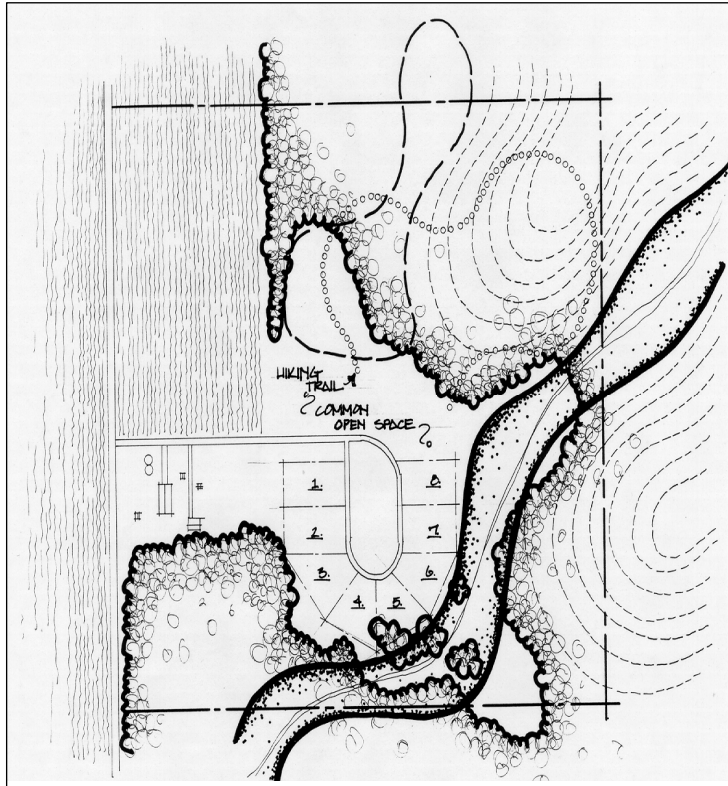
As a method for maintaining desired rural character in towns that allow major subdivisions, the conservation design development concept can be a key tenet of the comprehensive plan. This technique can help towns preserve many of the natural and agricultural features that first attracted new residents by improving the design of future residential developments.

The conservation design example below uses the same number of house lots from the conventional layout but completely alters the design by simply reducing the lot size and being sensitive to the environmental features in order to preserve farmland. The following sketches are from “A Model Ordinance for a Conservation Subdivision” prepared by the University of Wisconsin Extension.

**Step 1: Inventory and mapping of existing resources for a hypothetical 40-acre site.**



**Step 2: Development yield as permitted under existing ordinances (zoning, etc.) for the 40-acre site and assuming a 5-acre minimum lot size zoning standard. Eight lots would be permitted under this scenario.**



Step 3: Concept map of the conservation subdivision showing the eight lots that would be permitted, plus the historic farmhouse, which would be preserved, for a total of nine dwelling units.

The following are some observations from comparing the conventional subdivision to the conservation design subdivision:

- Conventional layout – all parts of the tract are either house lots or roads.
- Conservation layout – close to half of the site is undivided open space or agricultural land that can be permanently preserved.
- Conventional layout – view from across the road to the trees and creek is disrupted, and houses can be seen in all parts of the development.
- Conservation layout – view from across the road to trees and creek is almost entirely preserved.
- Conventional layout – only four property owners have access to parts of the creek.
- Conservation layout – all property owners have access to the length of the creek.
- Conventional layout – no common space; each lot owner only has use of his own five-acre parcel.
- Conservation layout – creates a number of common open space areas with a large area remaining for active agricultural use.
- Conventional layout – no pedestrian-ways unless sidewalks are included in the construction of the roads.
- Conservation layout – trail network can be completed and can link with neighboring subdivisions.
- Conventional layout – no area for neighborhood facilities.

- Conservation layout – central green area can include children’s play area, shelter, or other amenities.

Given the strong desire of residents to retain rural character and preserve natural features and farmland, conservation design subdivisions offer a preferable alternative to typical subdivisions with large house lots blanketing entire tracts of land.

There are several recommendations relating to conservation design developments.

They include:

- Conservation design should be the preferred method for future major residential subdivisions.
- Require a minimum of 50 percent or more of the acreage of the conservation design subdivision to be dedicated to open space, natural areas or agricultural uses. The 50 percent or more requirement can include undevelopable land, such as wetlands, creeks and other water features, in the calculation.
- Prime agricultural land, in addition to natural resource features, such as wetlands, steep slopes and floodplains, should be included within the preserved open space to the greatest extent possible. Additional features that the town feels adds to its rural character, such as blocks of upland woods, should be identified as secondary conservation areas and are preferred for the balance of the open space areas, if needed.
- The open space within the conservation design subdivisions should be owned by any of the following four entities: land trust, homeowners association, individual landowner or town and should be spelled out and agreed upon in writing before the subdivision is approved.

### *NATURAL LIMITATIONS TO DEVELOPMENT*

Decisions on land use are based on a variety of factors both internal and external to a particular site. Some factors are beyond a property owner’s control, i.e. government regulation, the economy, interest rates and market demand. Other factors, such as management, are completely controlled by the property owner. However, these factors can and will change over time, whereas the natural physical features of the site are usually unchangeable or change is severely limited. Physical features, such as soil type, soil productivity, slope, wastewater treatment capacity, depth to groundwater, depth to bedrock, environmental sensitivity, etc., can direct or limit land use alternatives for a property owner. For specific details on the natural physical features that can impact land use alternatives and decisions please see the Natural Resources Section, page 161.

## SUPPLY & DEMAND

The following tables provides information from St. Croix County's property records on the number of lots that have been created in each municipality since 2000 but which have no improvements on them. The numbers provided reflect 2008 assessment data. Lots may have been created or improved after the 2008 assessment.

### **Unimproved Lots Developed From 2000 -- 2008 St. Croix County**

MUNICIPALITY	LOTS	% OF TOTAL
Baldwin	3	0.08%
Cady	2	0.06%
Cylon	3	0.08%
Eau Galle	32	0.88%
<b>Emerald</b>	<b>4</b>	<b>0.11%</b>
Erin Prairie	14	0.39%
Forest	0	0.00%
Glenwood	4	0.11%
Hammond	332	9.18%
Hudson	176	4.86%
Kinnickinnic	31	0.86%
Pleasant Valley	15	0.41%
Richmond	379	10.48%
Rush River	2	0.06%
St. Joseph	136	3.76%
Somerset	242	6.69%
Springfield	8	0.22%
Stanton	0	0.00%
Star Prairie	135	3.73%
Troy	327	9.04%
Warren	40	1.11%
V. Baldwin	53	1.46%
<b>V. Deer Park</b>	<b>0</b>	<b>0.00%</b>
V. Hammond	4	0.11%
V. North Hudson	40	1.11%
V. Roberts	100	2.76%
V. Somerset	166	4.59%
V. Spring Valley	1	0.03%
V. Woodville	59	1.63%
C. Glenwood City	5	0.14%
C. Hudson	283	7.82%
C. New Richmond	810	22.39%
C. River Falls	212	5.86%
<b>St. Croix County</b>	<b>3618</b>	<b>100.00%</b>

Source: St. Croix County Planning & Zoning Land Information April 2009.

Project community is designated in bold type.

### **Average New Construction Addresses Issued 1994 -- 2009**

#### **St. Croix County Towns**

MUNICIPALITY	AVERAGE # ADDRESSES ISSUED	% OF TOTAL
Baldwin	6	1.51%
Cady	7	1.66%
Cylon	4	0.88%
Eau Galle	11	2.66%
<b>Emerald</b>	<b>7</b>	<b>1.57%</b>
Erin Prairie	3	0.80%
Forest	3	0.80%
Glenwood	5	1.13%
Hammond	29	7.09%
Hudson	88	21.30%
Kinnickinnic	15	3.61%
Pleasant Valley	4	0.97%
Richmond	45	10.90%
Rush River	4	0.91%
St. Joseph	28	6.80%
Somerset	56	13.49%
Springfield	8	1.84%
Stanton	2	0.56%
Star Prairie	39	9.43%
Troy	47	11.43%
Warren	14	3.36%
<b>St. Croix County</b>	<b>413</b>	<b>100.00%</b>

Source: St. Croix County Planning & Zoning Addressing & Sanitary System Records December 2009.

Project community is designated in bold type.



- As of 2008, there were 3,618 unimproved lots available for development in St. Croix County that had been created since 2000.
- The highest number of unimproved lots, 810, was found in the City of New Richmond, representing about 22 percent of the total supply.
- The Town of Emerald's four unimproved lots indicates excess lots were generally not developed in the town. Instead, since 2000 rural development has occurred in response to planned property sales.
- With zero unimproved lots, the same is true in the Village of Deer Park; since 2000 lot development occurred in response to specific sales rather than speculative development.
- Since 1994, construction has occurred on approximately 413 lots per year in St. Croix County, based on the County's address and sanitary system records.
- During this same 15 year time frame, construction has occurred on approximately seven lots per year in the Town of Emerald.
- Based on the estimated number of undeveloped lots and the historic rate of construction development, the County's current supply of lots should last about nine to 10 years.
- Unlike many communities in St. Croix County, Emerald and Deer Park are not faced with an excessive inventory of unimproved lots.

## EMERALD LAND USE PROJECTIONS

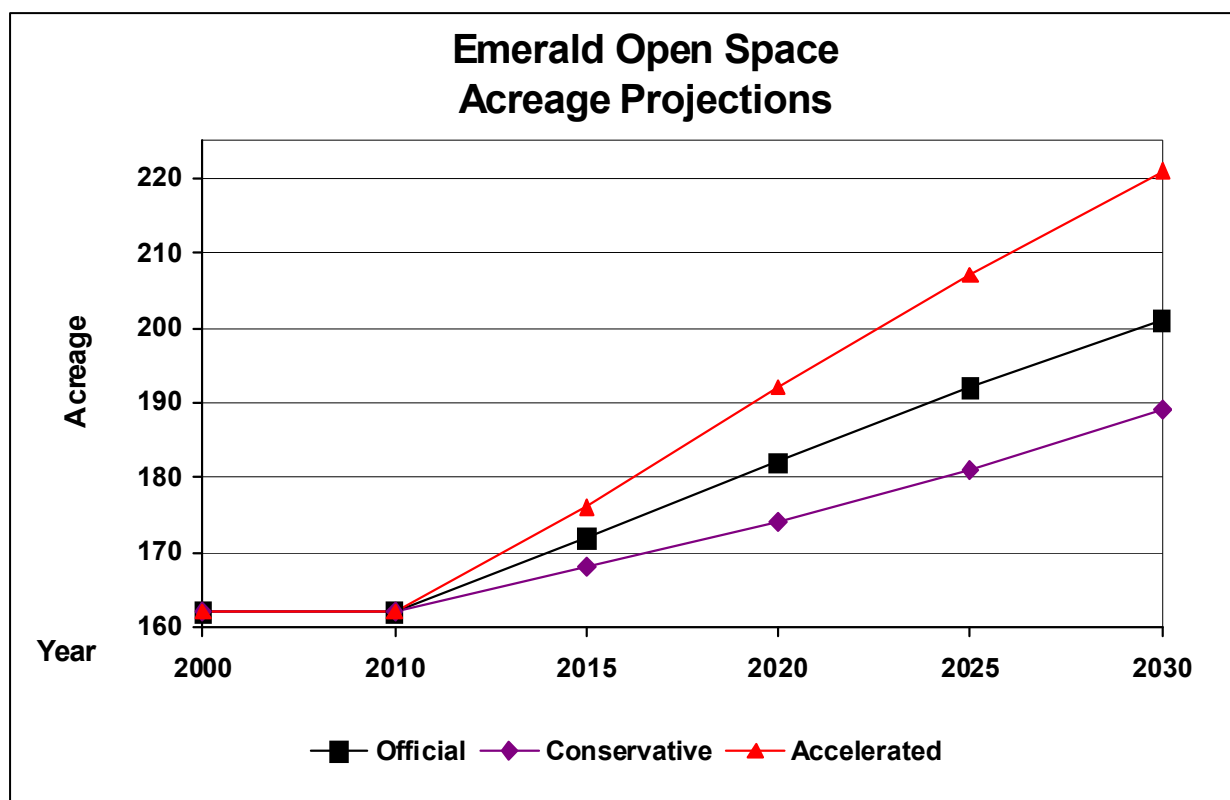
### OPEN SPACE PROJECTIONS

The Town of Emerald anticipates that, as residential growth occurs, the demand for open space will also occur. The Plan Commission felt that generally open space should be preserved at a rate of 10 percent of residential growth. That ratio is used to estimate the open space that would be ideal for parks, recreation and natural areas for the future land use scenarios through 2030. Please see the chart and graph below.

#### *Open Space Acreage Projections – 2000 to 2030* *Town of Emerald*

Year	OFFICIAL TREND		CONSERVATIVE GROWTH		ACCELERATED GROWTH	
	Additional Acres Needed	Total Acreage	Additional Acres	Total Acreage	Additional Acres	Total Acreage
2000	0	162	0	162	0	162
2010	0	162	0	162	0	162
2015	10	172	6	168	14	176
2020	10	182	6	174	15	192
2025	10	192	7	181	15	207
2030	9	201	8	189	15	221

Source: Emerald Plan Commission & St. Croix County Planning & Zoning Department Projections.



## RESIDENTIAL PROJECTIONS

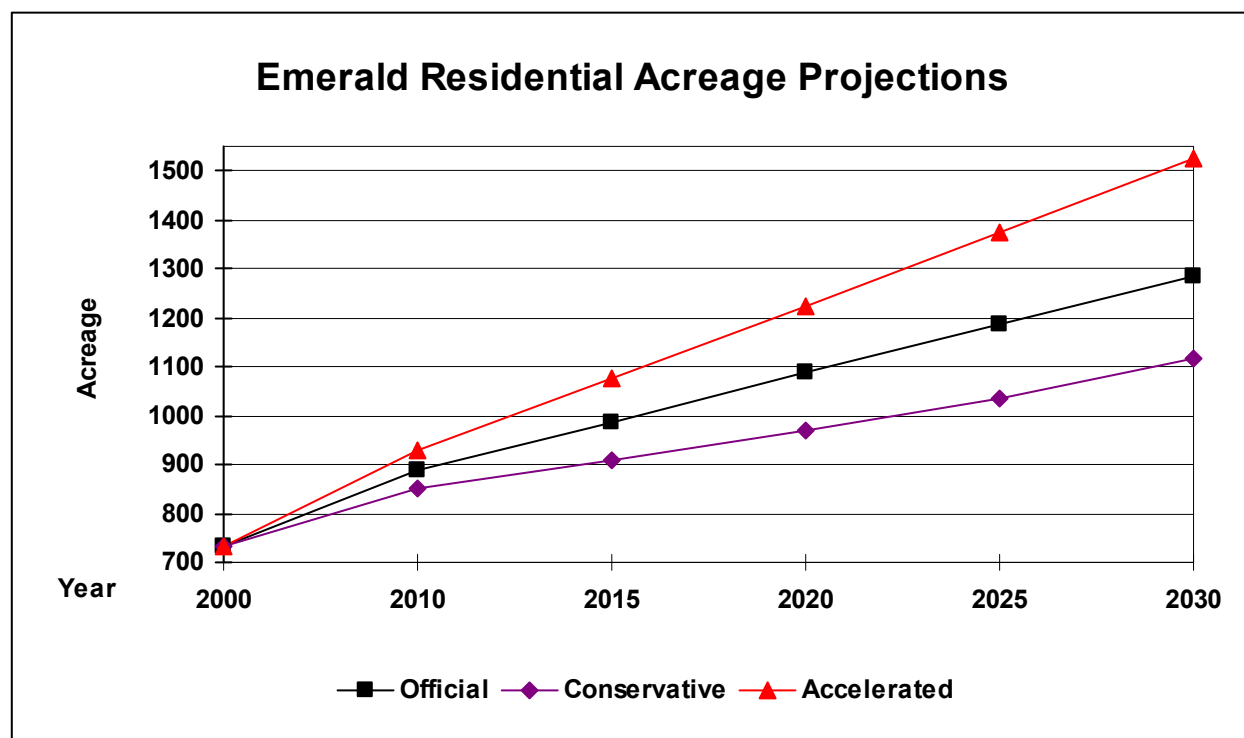
The residential land use projections for the Town of Emerald were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference.

The Town of Emerald's acreage projections are based on an average of three acres per housing unit. The 3.0 acres per housing unit was used to estimate acreage used for residential development. The three acres represents the residential housing site and the associated infrastructure needed. It is not intended to represent lot size or to correspond to the actual acreage owned or taxed as residential or agricultural building site property.

### *Residential Acreage Projections – 2000 to 2030 Town of Emerald*

YEAR	OFFICIAL TREND		CONSERVATIVE GROWTH		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	732	0	732	0	732
2010	158	890	118	850	198	930
2015	99	988	58	907	144	1075
2020	100	1089	60	968	150	1225
2025	96	1188	69	1037	150	1376
2030	99	1285	78	1115	149	1525

Source: WI Department of Administration & St. Croix County Planning & Zoning Department Projections.



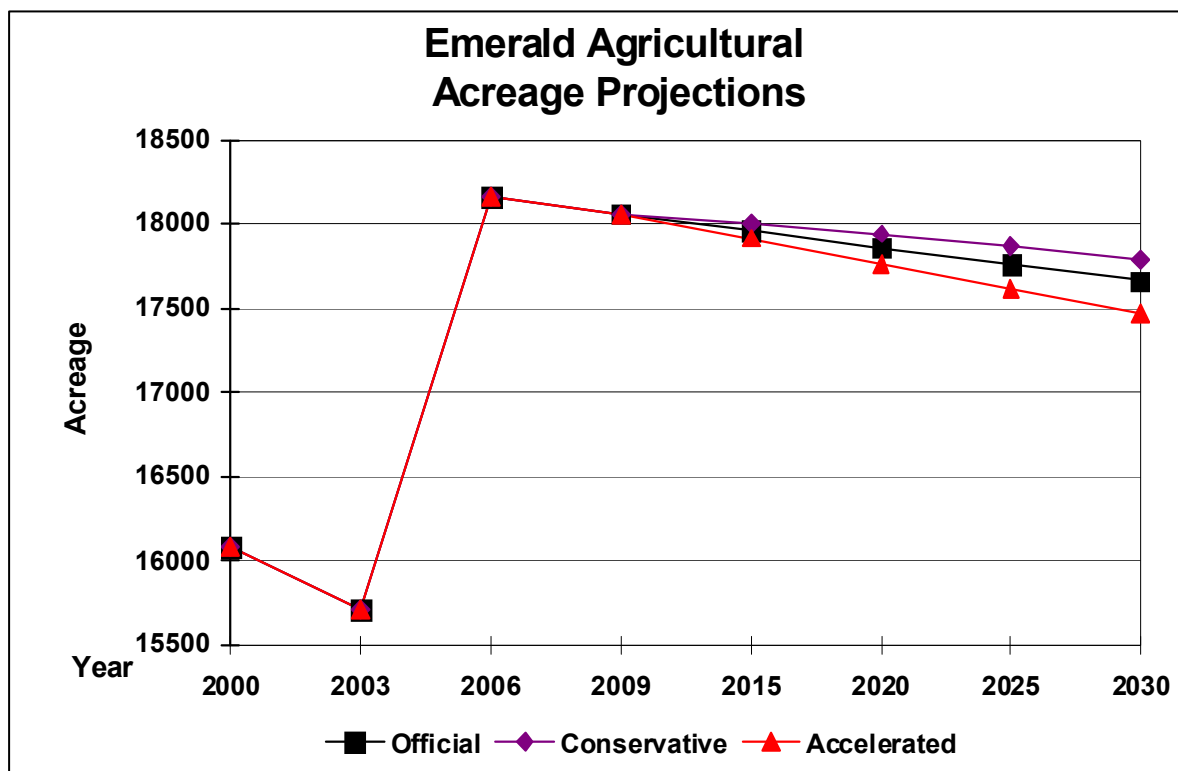
## AGRICULTURAL PROJECTIONS

The Town of Emerald generally expects modest changes in the amount of agricultural land in the town. The change will be a slight decline as land is converted to residential or other land uses. The amount of change will be directly related to the amount of residential land use that occurs and somewhat related to the growth in recreational, commercial and industrial land uses. Agriculture is, and will, continue to be the primary land use in Emerald. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics. They were created by subtracting the Official Trends, Conservative Growth and Accelerated Growth residential land use projections from the existing agricultural land use statistics.

### ***Agricultural Acreage Projections – 2000 to 2030 Town of Emerald***

YEAR	OFFICIAL TREND ACREAGE	CONSERVATIVE GROWTH ACREAGE	ACCELERATED GROWTH ACREAGE
2000	16,081	16,081	16,081
2003	15,706	15,706	15,706
2006	18,161	18,161	18,161
2009	18,057	18,057	18,057
2015	17,958	17,999	17,913
2020	17,858	17,939	17,763
2025	17,762	17,870	17,613
2030	17,663	17,792	17,464

Source: Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department Projections.



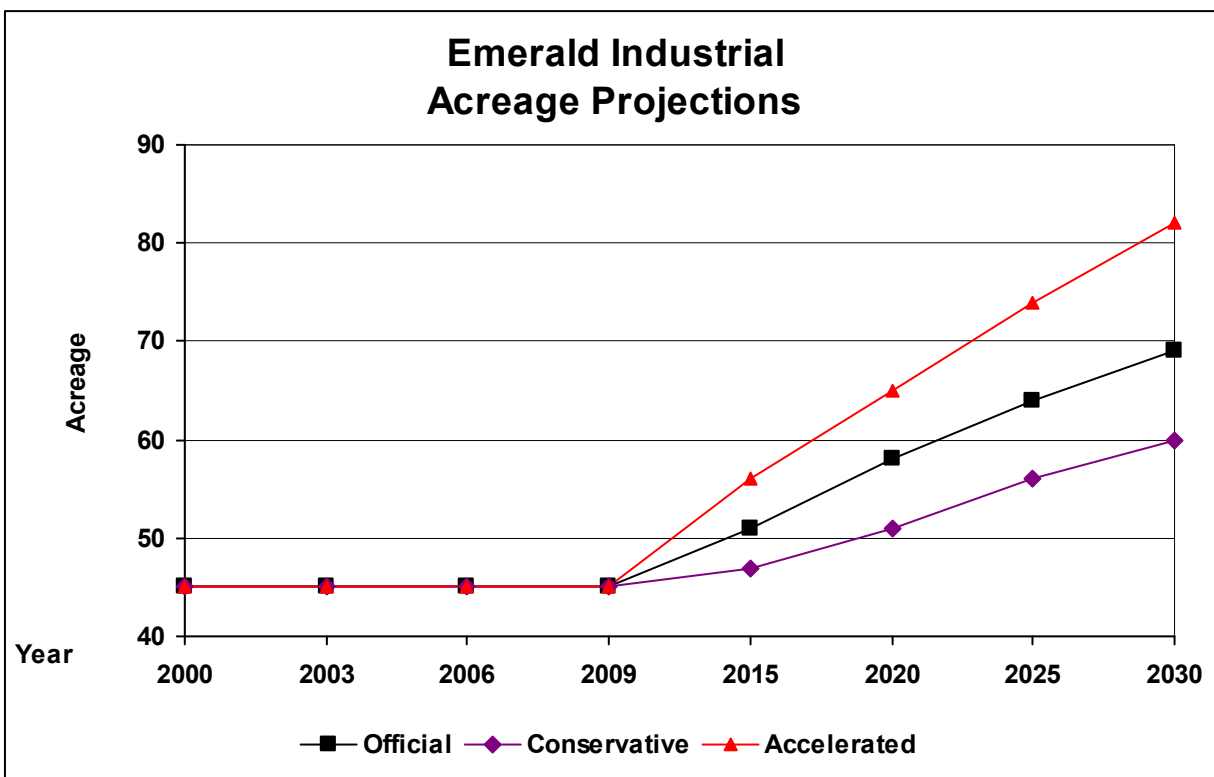
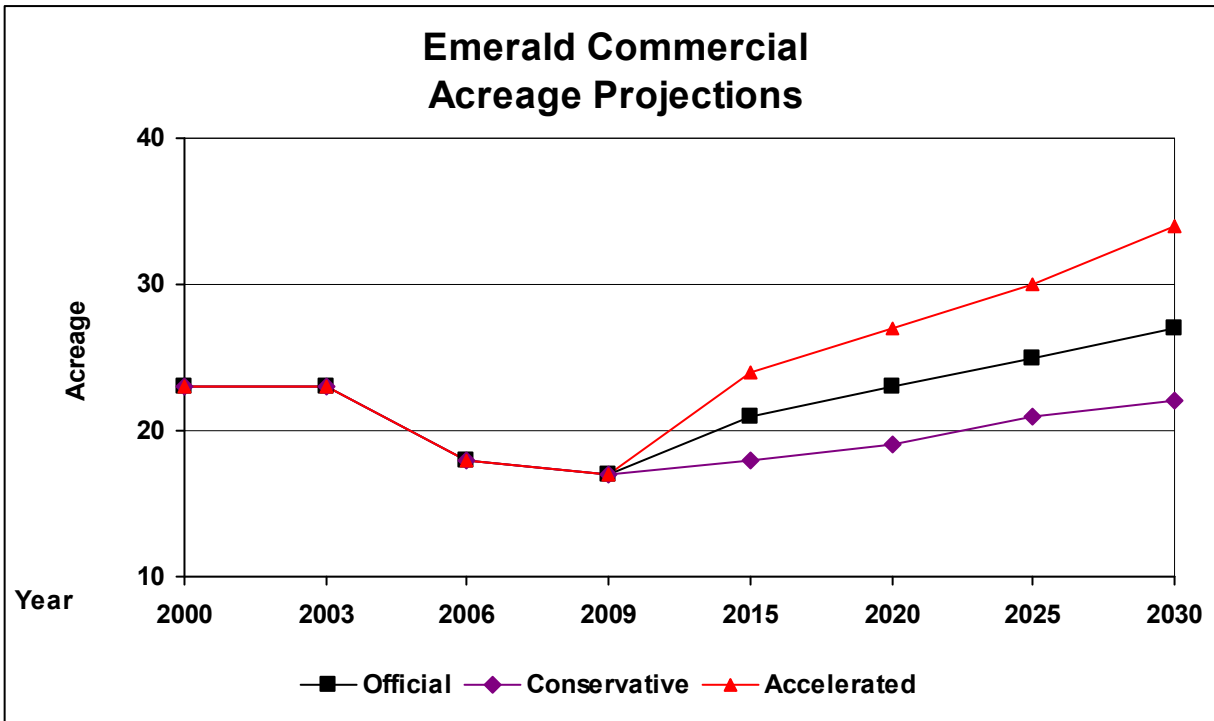
## COMMERCIAL & INDUSTRIAL PROJECTIONS

The Town of Emerald generally does not anticipate very much change in the amount of commercial or industrial land use in the town. The existing commercial and industrial land uses are 0.1 and 0.2 percent of the town's total land uses, respectively. Emerald has identified some limited expansion of commercial and industrial uses that would be related to agriculture and existing businesses or would center around the unincorporated community of Emerald where sewage treatment is available. The town has also identified some expansion of home occupations. The town generally recommends the majority of new commercial and industrial development be located in the nearby cities or villages. Extensive commercial and industrial development would not be consistent with the rural character and community goals, objectives and policies of the town. Because of the small amounts of existing commercial and industrial development most projections are not very realistic or accurate. Despite this, limited projections have been developed to assist in discussion of growth scenarios and future land use distribution within the town. To some extent the amount of future commercial and industrial land use will be related to increases in residential development. Therefore the projections were created by using projected residential growth to estimate related changes in commercial and industrial land use acreages. Please see the chart below.

### ***Commercial & Industrial Acreage Projections – 2000 to 2030 Town of Emerald***

YEAR	OFFICIAL TREND ACREAGE		CONSERVATIVE GROWTH ACREAGE		ACCELERATED GROWTH ACREAGE	
	Commercial	Industrial	Commercial	Industrial	Commercial	Industrial
2000	23	45	23	45	23	45
2003	23	45	23	45	23	45
2006	18	45	18	45	18	45
2009	17	45	17	45	17	45
2015	21	51	18	47	24	56
2020	23	58	19	51	27	65
2025	25	64	21	56	30	74
2030	27	69	22	60	34	82

Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections.



### *INTERACTIVE LAND USE WORKSHOP RESULTS*

The development projections for open space, residential, commercial, industrial and agriculture land uses were utilized as the basis for an Interactive Land Use Workshop. The first part consisted of an interactive slide show of land uses where participants individually voted on whether they would like or dislike seeing a land use in the Town of Emerald. Then the participants were divided into three groups for a land-use mapping exercise. Using two Trends, conservative and aggressive, different projections for open space, residential, commercial and industrial future land use were mapped. This allowed participants to experience the possible scope of future development, discuss pros and cons of various locations for future development



Citizens and Plan Commission members worked with facilitators to develop land use maps representing two possible trends for the future of Emerald. Photo by Pete Kling.

and provide the plan commission with indications of how future land use could play out. Each group developed two maps. Analysis of the maps provided some commonalities and consensus for the plan commission to work from in developing the town's future land use map.

A final step in the process was to have the participants

indicate which level of future growth, conservative or aggressive, was preferred in the town. Voting anonymously, all three groups chose the conservative trend 1. Votes were: public open space 58 percent trend 1, 42 percent trend 2; commercial/industrial land use 91 percent trend 1, 9 percent trend 2; residential land use 83 percent trend 1, 17 percent trend 2; overall land use 100 percent trend 1.

As the vote indicates, there was support for protection of natural resources and open space in the town. Some groups focused on specific sites, like Emerald Lake and the Klatt wetlands complex, while others generically identified the town's many wooded/wetland sites found throughout the town. There was consensus that commercial and industrial development would be limited to those which support agriculture or are related to U.S. Hwy 63. There was also strong consensus that residential development should remain small-scale and scattered to lessen the impact on the rural landscape and farming activities. The historic pattern of development, one or two small lots to support existing and new families and small hobby farms is definitely preferred and should be encouraged. These results are incorporated into the land use goals, objectives and policies and the future land use map and narrative.



## EMERALD LAND USE GOALS, OBJECTIVES & POLICIES

The following goal statements were developed by the Planning Commission to refine alternative land use scenarios and policies. These were developed with a heavy emphasis on the results of the public opinion survey and the historic land use trends that have been followed in the town. Based on all the public input activities, the Plan Commission members have concluded that the majority of town residents feel the historic development pattern has worked well and should continue with supporting changes in town policies and adoption of appropriate regulations. The Plan Commission felt that incremental changes enhancing land use options without creating significant change would best fit the future needs, growth and preferences of Emerald's residents.

**Goals:** Encourage land uses that will maintain the town's rural character and agricultural heritage.

Promote the continuation of agriculture as the primary land use.

Minimize nonagricultural development on prime agricultural soils.

Maintain the integrity of zoning districts by considering distinct uses and separation.

Encourage compatible commercial development to support agriculture and rural lifestyles.

Direct industrial land uses to designated areas to improve compatibility and decrease conflicts.

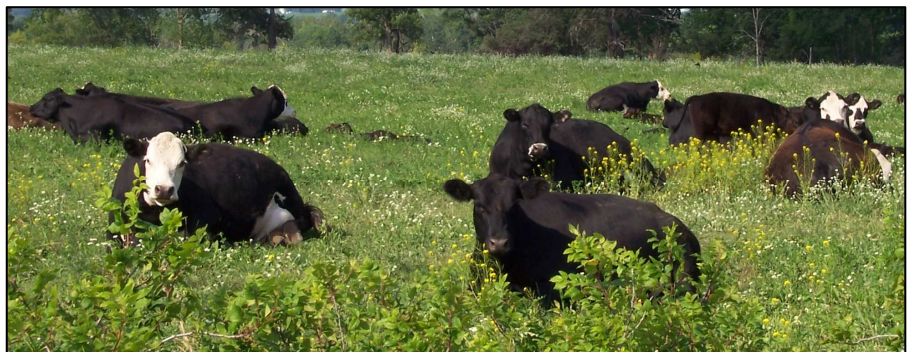
Encourage limited residential development to keep housing affordable.

Consider equity and fairness to landowners with comparable resource and location characteristics when developing land use policies and ordinances.

Ensure that a desirable mix of land uses consistent with Emerald's agricultural character is achieved.

### Objectives:

1. Manage the rate of development to help limit conflicts between agriculture and non-farm land uses and control the conversion of agricultural land to other uses.



Agriculture plays an important role in the Town of Emerald; managing the pace of growth will help to limit conflicts between farm and non-farm land uses. Photo by Barbara Nelson.

2. Allow development in location, forms and densities, which supports the preservation of agriculture, open space and maintains a distinctive rural community.
3. Encourage individuals to consider land preservation programs to preserve productive farmlands for continued agricultural use.

4. Try to minimize the visual impact of development and retain rural features to maintain rural, undeveloped character and feeling.
5. Encourage a variety of small lots and hobby farms to conserve agricultural land and natural resources.
6. Encourage residential development to locate away from prime farmland, large fields, large animal operations and areas where wildlife are present.
7. Support quality and accessible parks and recreational facilities and services and maintain dedicated open space for all residents.
8. Ensure that transportation system improvements are coordinated with land development decisions.
9. All housing should be located and sited to fit into the landscape and enhance and maintain rural character.
10. Encourage development of single family housing sites in the town that meet the needs of persons within a variety of income levels and age groups.
11. Multi-unit or multiple-dwelling housing and mobile home parks are not compatible with the rural character of the town.
12. Direct high density development and other more intense land uses to locate where public utilities are available.
13. Focus economic development efforts on farming and farm-related businesses that support agriculture and are compatible with neighboring land uses.
14. Encourage the redevelopment and reuse of the town's existing commercial sites.
15. Prevent unplanned, continuous strip commercial development along major roadways.
16. Support home-based businesses where there will be no impact on surrounding properties.
17. Preserve Emerald's most important and sensitive natural resources and areas.
18. Allow development that protects environmentally sensitive areas, natural resources and productive forest lands.



The Emerald Town Park in unincorporated Emerald is a popular facility for residents.  
Photo by Barbara Nelson.

19. Preserve the town's scenic beauty, heritage, historic structures and archeological resources.

**Policies:**

1. Review the town's land use plan, land division ordinance and rezoning policies prior to making a recommendation on a rezoning or land division request.
2. Review the St. Croix County's land use plan and ordinances, including sanitary, land division, nonmetallic mining and zoning prior to making a recommendation on a rezoning, land division or other land use request.
3. Rezoning will occur only in response to a proposal for an immediate change in land use and only the part of the parcel needed for the development will be rezoned.
4. Support the continued operation and/or expansion of existing farms and businesses in Emerald.



Preservation of good farmland and support of agriculture are part of Emerald's goals.  
Photo by Barbara Nelson.

5. Support land preservation programs such as farmland tax credits, use-value assessment, farmland preservation zoning, agricultural enterprise areas (AEA), purchase of agricultural conservation easements (PACE), etc. to

sustain the continued use of land for farming and agriculture as the economic base and major land use in the Town of Emerald.

6. Encourage small-lot residential development of two to 10 acres to promote rural character and protection of agricultural and natural resources.
7. Prohibit major subdivisions in Emerald; defined as the creation of five or more lots on the same parcel of land within a five-year period.
8. Adopt a town land division ordinance to implement the goals, objectives and policies of this plan and regulate the pace and type of development.
  - a. Limit residential development to only minor subdivisions, four lots or less on the same parcel of land within a five-year period, to keep the rate of residential development at historic levels.
  - b. Discuss lot sizes for various types of development to minimize impacts on agriculture and the rural character of Emerald.



- c. Consider requiring new non-farm residential lots to be located to preserve larger tracts of agricultural land, protect natural resources and reduce visibility of development.
  - d. Residences should be located adjacent to tree lines and wooded field edges, if available. If not, homes should be clustered on the edges of farm fields. Tree lines should be preserved. Encourage tree preservation and tree planting to screen new structures from neighboring properties and the public road.
  - e. If a program is developed by St. Croix County, encourage minor subdivision lots in conjunction with transfer of development rights to preserve agricultural land.
  - f. New mobile home parks and multi-unit dwellings do not fit the town's rural character and should not be allowed. Multi-unit, multiple dwelling housing or a mobile home park consists of three or more units in a structure or on a lot.
9. Develop land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.
  10. Direct proposed development to areas where soil characteristics are compatible with the proposed development.
  11. Encourage site design that achieves rural character and farmland preservation objectives and ensures that development is safe from saturation, seasonal flooding or ponding.
  12. Review the decision and ordinance to prohibit major subdivisions within 10 years, to determine if it still reflects the position of Emerald's residents.
  13. If at some point, major subdivisions are allowed encourage conservation design development to provide community facilities and services in a cost-effective manner, preserve farmland, protect wildlife habitat or open space and for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.
  14. Consider adopting an ordinance to implement town impact fees on new development projects to offset additional expenses to the town for upgrading or expanding town parks, roads, services and facilities.



Hobby farms blend into the agricultural landscape of Emerald. Photo by Barbara Nelson.

15. Continue to communicate and work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers on the U.S. Highway 63 corridor preservation project to limit development and help preserve the highway as a throughway.
16. Consider adopting a road and driveway ordinance to establish design and construction standards, prevent new road construction, prevent safety and drainage issues which may impact existing town roads, improve safety, decrease conflicts with agricultural and commuter traffic and prevent problems with joint driveways.



Emerald has numerous drainageways, sinkholes and wet soils that are part of the groundwater recharge for the town. These soils generally cannot support development without raising water quality concerns and town policies are designed to prevent future problems with water quality. Photo by Barbara Nelson.

17. Direct intensive, large-scale commercial and industrial land uses to locate in urban centers where municipal services are available.

18. Encourage some

additional commercial expansion or new businesses in unincorporated Emerald when available sewer service is utilized.

19. Support home-based businesses where there will be no impact on surrounding properties or farm operations.
20. Discourage “side of the road” development on State and County highways to prevent congestion and preserve rural character.
21. Support agriculture-compatible uses such as rural storage operations in ag-type structures or to reuse existing ag buildings, direct-farm marketing, farmers’ market and greenhouses or nurseries.
22. Encourage alternative agriculture such as fruit and vegetable farms in the town, designed to supply food to farmers markets and grocery stores in the region’s urban areas.
23. Encourage St. Croix County to develop programs such as voluntary purchase of development rights, transfer of development rights and purchase of conservation easements to preserve productive farmland.
24. Encourage development to locate away from environmentally sensitive areas and productive farm and forest lands.

25. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, wetlands, steep slopes, woodlands, prairie and agriculture.
26. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.
27. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.
28. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect waterfowl and wildlife habitat in the Town of Emerald through acquisition. Areas such as the future Klatt-Lyon Wildlife Preserve on Hutton Creek, Upper Willow River wetlands, Emerald Lake, Yankee Pond and Carr Creek wetlands and native prairie sites provide surface and groundwater protection, are open to the public for some open space recreation and hunting activities and will improve and expand scenic amenities for town residents.
29. Promote development and agricultural practices which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.
30. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.
31. Protect and encourage restoration of natural shoreline areas, wetlands and woodlands with natural landscaping, utilizing native plant species and minimizing turf to protect and enhance surface and groundwater quality.
32. Consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites prior to approving any changes in land use.



Large blocks of open space support a wide variety of wildlife and can protect sensitive resources. Photo by Barbara Nelson.



33. On steep slopes with a grade from 12 to 20 percent allow development only where best management practices for erosion and sediment control and storm water management can be implemented successfully.
34. Promote use of the forestry “best management practices” as minimum standards for logging and encourage forest landowners to enroll in the State’s Managed Forest Land Program to promote further value for timber and wildlife.
35. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.
36. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
37. Because of the town’s and residents’ future need for aggregate resources, the town may consider future non-metallic mining operations that are compatible with and support the agricultural economy of Emerald and do not negatively impact prime farmland, environmental areas and drainage areas or waterways.



Historic structures such as this red barn and the windmill are what give the Town of Emerald its own unique rural character. Also they are important historic and scenic additions to the landscape. Photos by Barbara Nelson.





## EMERALD FUTURE LAND USE

The Town of Emerald's future land use map shows general land uses over the life of the plan. The map generally does not show specific or exact locations, rather general areas of possible land use changes. Based on public input, the Plan Commission determined that the town's residents want to see agriculture continue to be the predominant land use in the town. While some development is acceptable, the Plan Commission reached the



Emerald residents want to allow some development while preserving the rural landscape and agriculture for the future of their town. Photo by Barbara Nelson.

conclusion that the town's historic development pattern is preferred. The historic pattern has been consistently rural with a mix of low-density lot sizes ranging from two-acres to 10-acres. It has been varied and does not mimic a conventional major subdivision, even over time. This pattern is valued by the town's residents because it has not negatively impacted farmland or agriculture practices, it has retained the town's attractive rural landscape and has provided beautiful homesites for family members and new residents. Overall the town's historic scattered rural residential development has been very compatible with the agricultural economy of the town.

There are five future land use categories: Parks, Recreation and Open Space, Mixed Rural, Commercial, Industrial and Institutional and Utilities. They are described as follows:

**Mixed Rural:** This area includes all lands currently used for agricultural production, farms, and scattered home sites and is generally compatible with agriculture. This is the existing primary land use in the Town of Emerald that will continue to occupy the majority of the landscape.

Based on the low population projections and amount of expected development in the town, there are no specified locations where the residential development should occur over the time frame of this plan. Instead residential development will follow the historic pattern of infilling along existing roads while avoiding productive farmland and sensitive

natural resource areas to protect abundant wildlife. Residential growth has generally followed the natural lay of the land and taken advantage of pockets of marginal farmland near woods, ponds or scenic vistas. It has been spread through-out the town but has generally followed the landscape in a manner that has kept development aesthetically pleasing and not concentrated in one area.



Emerald's topography is naturally rolling with agriculture interspersed with woodlands and rural residences. Photo by Barbara Nelson.

The Mixed Rural land is zoned Ag Residential. Development will occur through minor subdivision creation and the majority of the area will remain in agricultural uses.

Policies that will encourage the

historic development pattern have been determined. These policies will be incorporated into a town land division ordinance to preserve the historic pattern of growth in the town.

- Residential development would be subject to a town land division ordinance.
- There would be no major subdivisions allowed in the town.
- Only minor subdivisions would be allowed in the town.
- No new roads could be developed or built in the town.
- Residential development will be encouraged to avoid good farmland, sensitive environmental areas and large wooded parcels.
- Development sites should be compatible with agriculture, wildlife habitat and the natural topography of the landscape and preserve and protect surface and ground water, wetlands, steep slopes,



Rural residential development in Emerald. Photo by Barbara Nelson.



woodlands and prairie.

- Development in unincorporated Emerald utilizing the existing sewage treatment capacity of approximately 20 new units could be residential or commercial only.
- The policies of no majors, no new roads, only minors on existing roads would be reviewed by the Plan Commission and Town Board in about 10 years to reevaluation the development pressure and determine if it is still the direction Emerald's residents prefer.
- Home-based businesses, where there will be no impact on surrounding properties or farm operations, are encouraged.

**Commercial:** Only very limited, low density commercial development that is compatible with and supports the agricultural economy of the Town of Emerald; that has minimal infrastructure needs; does not negatively impact farmland, environmental areas, drainage



Small commercial greenhouses are the kinds of ag-related businesses Emerald residents support. Photo by Barbara Nelson.

areas or waterways; and that fits in with the rural landscape should be allowed in the town. Examples would include rural storage operations in ag-type structures or to reuse existing ag buildings, direct farm marketing of on-farm products, farmer's market in a central location, green house or nursery, etc.

Specific locations would depend on the nature of

the ag-related commercial activity and its exact relationship to agriculture in the town. Home occupations are preferred to rezoning property for commercial use. Some additional commercial development could be located in unincorporated Emerald on CTH D where sewer service is available for about 20 additional residences or businesses. There are some service commercial facilities like taverns and a beautician presently located there and these types of commercial activities should continue to be located where wastewater treatment is available. Limited expansion of the existing commercial sites is also appropriate.

**Industrial:** The existing industrial development in the town, the limestone quarry, which is compatible with and supports the agricultural economy of the Town of Emerald and does not negatively impact prime farmland, environmental areas, drainage areas or waterways, will continue to operate. The existing limestone quarry will has a planned expansion to the south, as shown on the Future Land Use Map. Because of the need for aggregate resources in the town, future additional non-metallic mining operations may be considered.

Very limited ag-related industrial development that is compatible with and supports the agricultural economy but does not negatively impact prime farmland, environmental areas, drainage areas or waterways or residents would be considered. This type of industrial use could be located in the northwest corner of the town on CTH S near the existing ag-related industrial use in the Town of Cylon. This existing use directly supports agriculture in the area and Town of Emerald, is the kind of use that the town would allow and is where it should continue to be located. There should not be any other addition or expansion of industrial uses in the town.

***Institutional & Utilities:*** This land use area includes the town hall, town solid waste and recycling site, the wastewater treatment plant, and several electrical substations, transmission lines and communication towers. No new sites are planned.

***Parks, Recreation & Open Space:*** This land use area is comprised of the town park site in unincorporated Emerald, the USH 63 wayside and the WDNR's Emerald Valley Wildlife area.

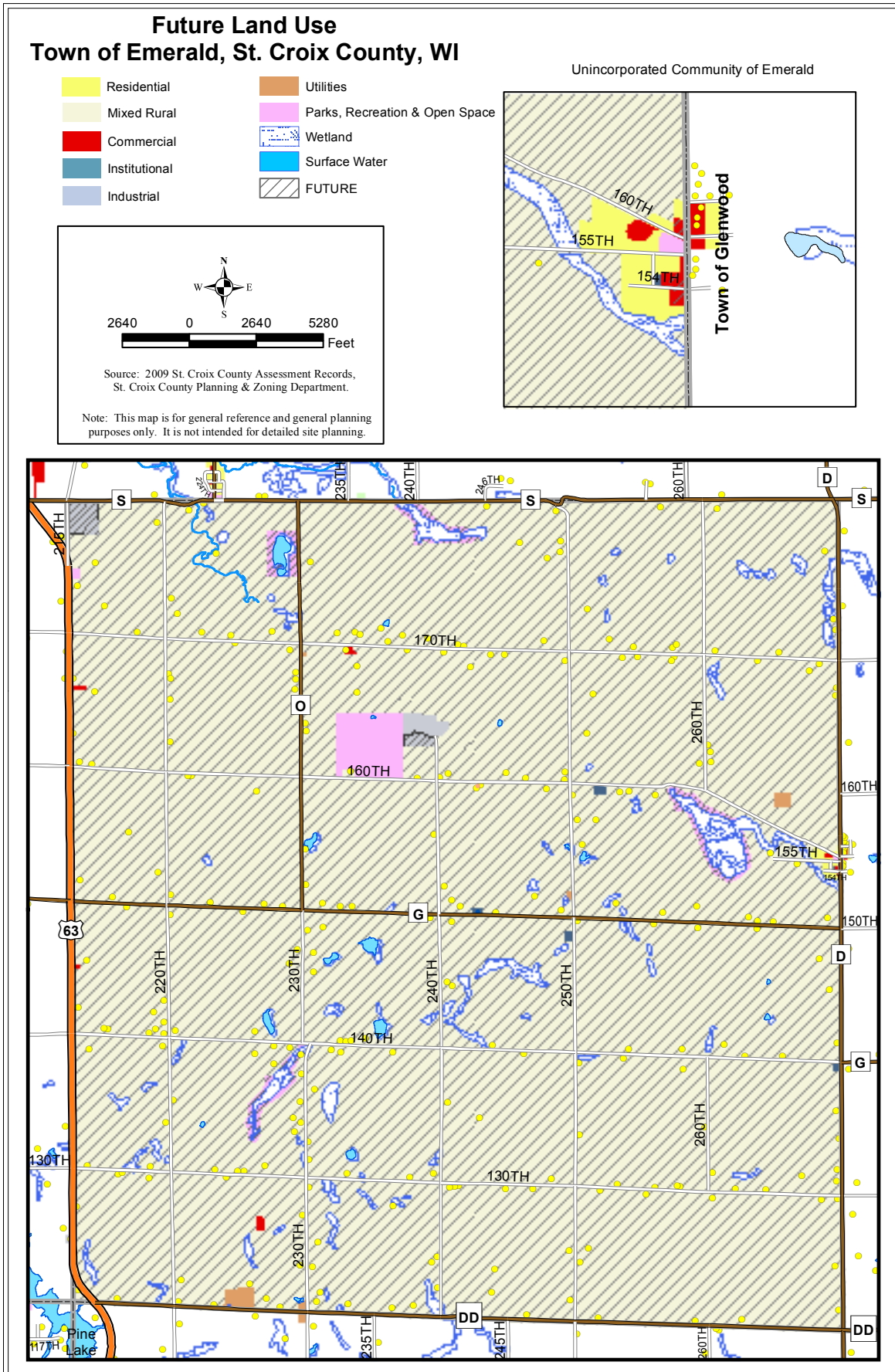


The abundant prairie, woodlands and water are the landscape features Emerald hopes will be part of the landscape in the future. Photo by Barbara Nelson.

Additional neighborhood recreation facilities may be provided at the town hall site, if sufficient land is available. Also the Emerald Valley Wildlife area may expand as the neighboring non-metallic mining site is reclaimed.

Based on public input, the Plan Commission identified several sites as very high priority

for open space protection; they are important for a variety of reasons: protection of surface and groundwater quality, high quality wildlife habitat and potential hunting grounds, native prairie, historically and culturally important sites and scenic landscapes that add significant value to the community. Priority sites include: the future Klatt Lyon Wildlife area on Hutton Creek, Upper Willow River wetlands, Emerald Lake, Yankee Pond and Carr Creek wetlands and native prairie. If opportunities develop for working with public or private agencies such as U.S. Fish and Wildlife Service, Wis. Department of Natural Resources, Pheasants Forever, Whitetails Unlimited or the St. Croix County Sportsmens' Alliance, etc., the town would support the addition of these open space areas.





## DEER PARK LAND USE PROJECTIONS

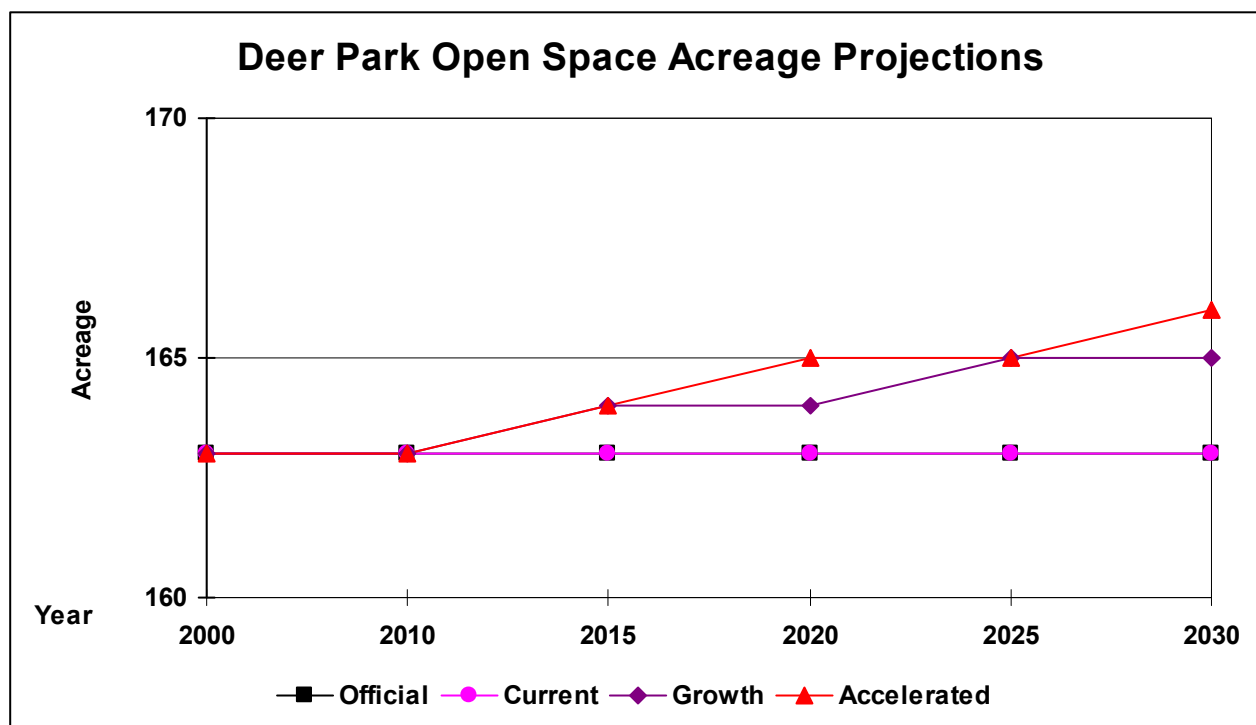
### OPEN SPACE PROJECTIONS

The Village of Deer Park currently enjoys an open space to housing unit ratio of 1.73 acres for each unit. The Plan Commission anticipates that unless accelerated residential growth occurs there will not be an increased demand for open space in the village. The Plan Commission felt that generally open space should stay at its current level for the Official Trend and Current Trend projections. If residential growth occurs the demand for open space will also occur. The Plan Commission felt that open space should be provided at a realistic rate of 10 percent of new residential growth. Open space is projected for the Growth and Accelerated projections. That ratio is used to estimate the range of open space that would be needed for parks, recreation and natural areas for the future land use scenarios through 2030. Please see the chart below.

#### *Open Space Acreage Projections – 2000 to 2030* *Village of Deer Park*

YEAR	HISTORIC & CURRENT TRENDS ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	163	163	163
2010	163	163	163
2015	163	164	164
2020	163	164	165
2025	163	165	165
2030	163	165	166

Source: Deer Park Commission & St. Croix County Planning & Zoning Department. Projections.



## RESIDENTIAL PROJECTIONS

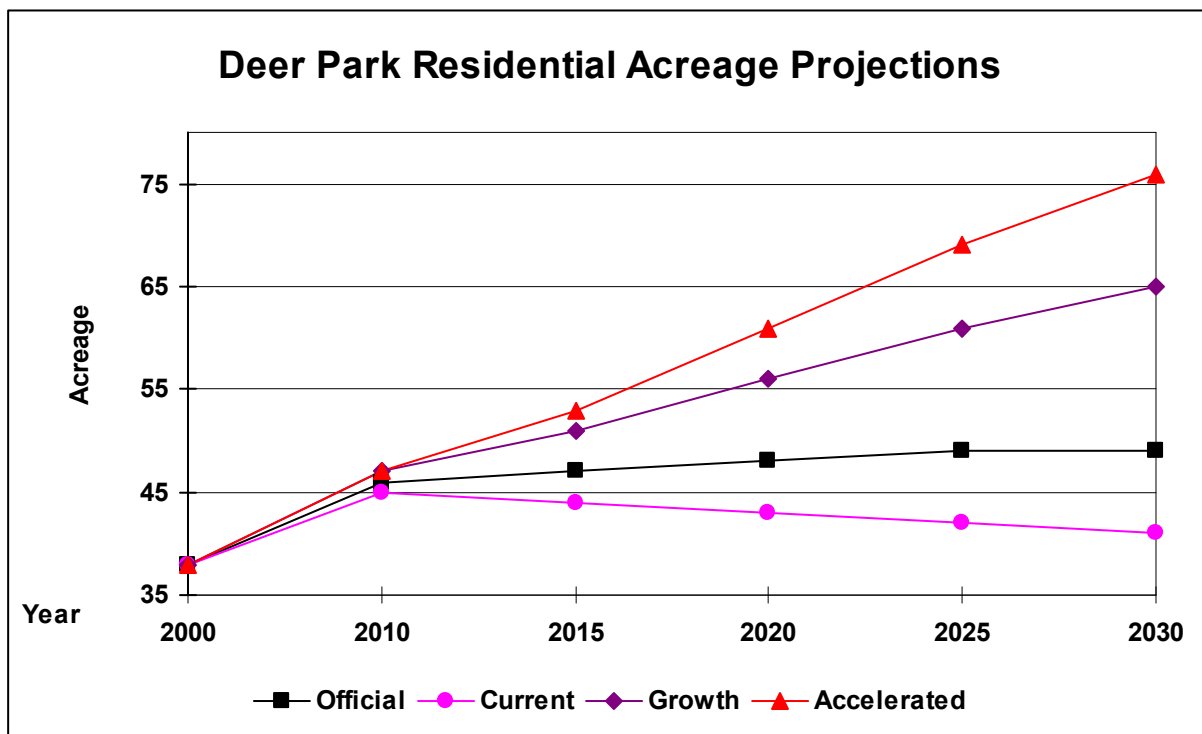
The residential land use projections for the Village of Deer Park were developed as part of the population and housing projections in the Issues and Opportunities Element. They are provided here as a reference.

Deer Park's acreage projections are based on 0.5 acres per housing unit which is the village's sewered lot size. It does represent lot size and corresponds to the actual acreage owned or taxed as a residential building site. It does not include the associated infrastructure needed. The actual acreage owned or taxed as residential or agricultural building site property may be more than one-half acre.

### *Residential Acreage Projections – 2000 to 2030* *Village of Deer Park*

YEAR	OFFICIAL TREND		CURRENT TREND		GROWTH TREND		ACCELERATED GROWTH	
	ADDITIONAL ACRES NEEDED	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE	ADDITIONAL ACREAGE	TOTAL ACREAGE
2000	0	38	0	38	0	38	0	38
2010	-1	46	-2	45	0	47	0	47
2015	1	47	-1	44	5	51	7	53
2020	1	48	-1	43	5	56	8	61
2025	1	49	-1	42	5	61	8	65
2030	0	49	-8	41	4	65	7	76

Source: WI Department of Administration & St. Croix County Planning & Zoning Department Projections.





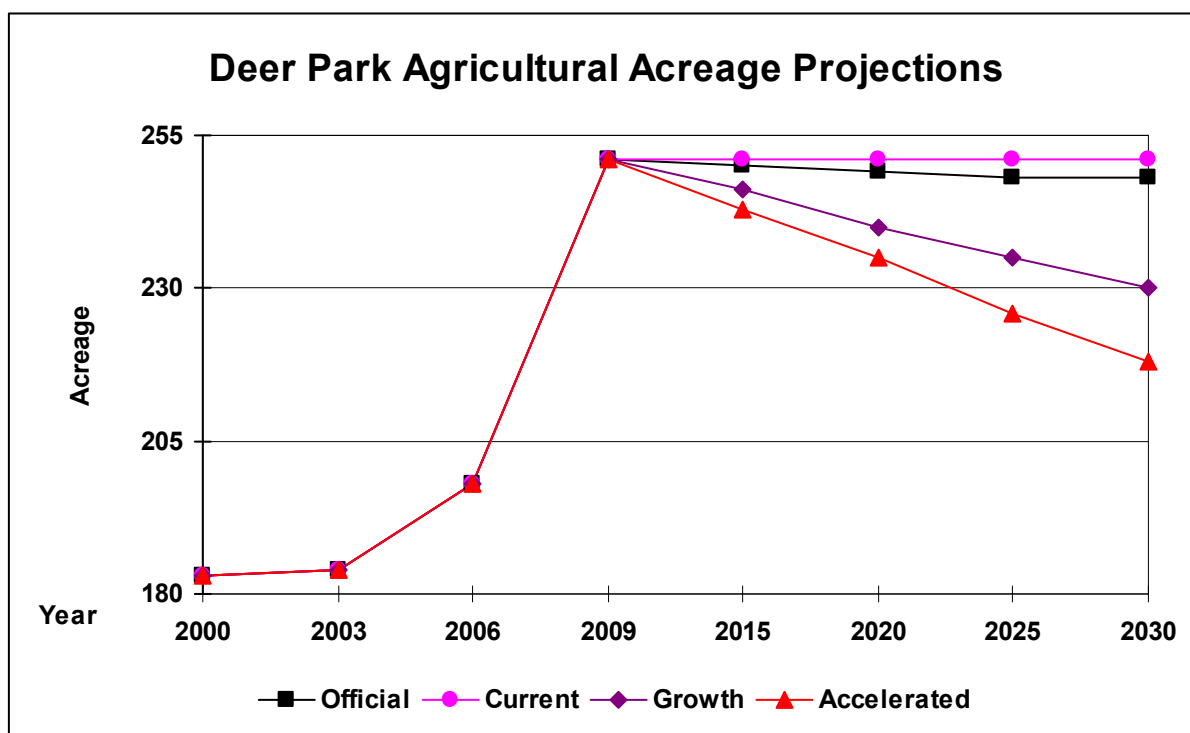
## AGRICULTURAL PROJECTIONS

The Village of Deer Park generally expects the amount of agricultural land to decline or remain constant depending on the residential and commercial growth in the village. The agricultural acreage was held constant for the Current trends projections because any decline in residential or commercial land uses would not likely see an increase in agricultural land uses. For the Historic, Growth and Accelerated Growth trends the estimated amount of change in agricultural land will be related to the growth in residential, recreational and commercial land uses. The agricultural land use projections are a product of the residential land use projections and the existing agricultural land use statistics; the residential acreage projections were subtracted from the existing agricultural acreage based on the village tax assessment categories.

### ***Agricultural Acreage Projections – 2000 to 2030 Village of Deer Park***

YEAR	HISTORIC TREND ACREAGE	CURRENT TREND ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	183	183	183	183
2003	184	184	184	184
2006	198	198	198	198
2009	251	251	251	251
2015	250	251	246	243
2020	249	251	240	235
2025	248	251	235	226
2030	248	251	230	218

Source: Wisconsin Department of Revenue and St. Croix County Planning & Zoning Department Projections.



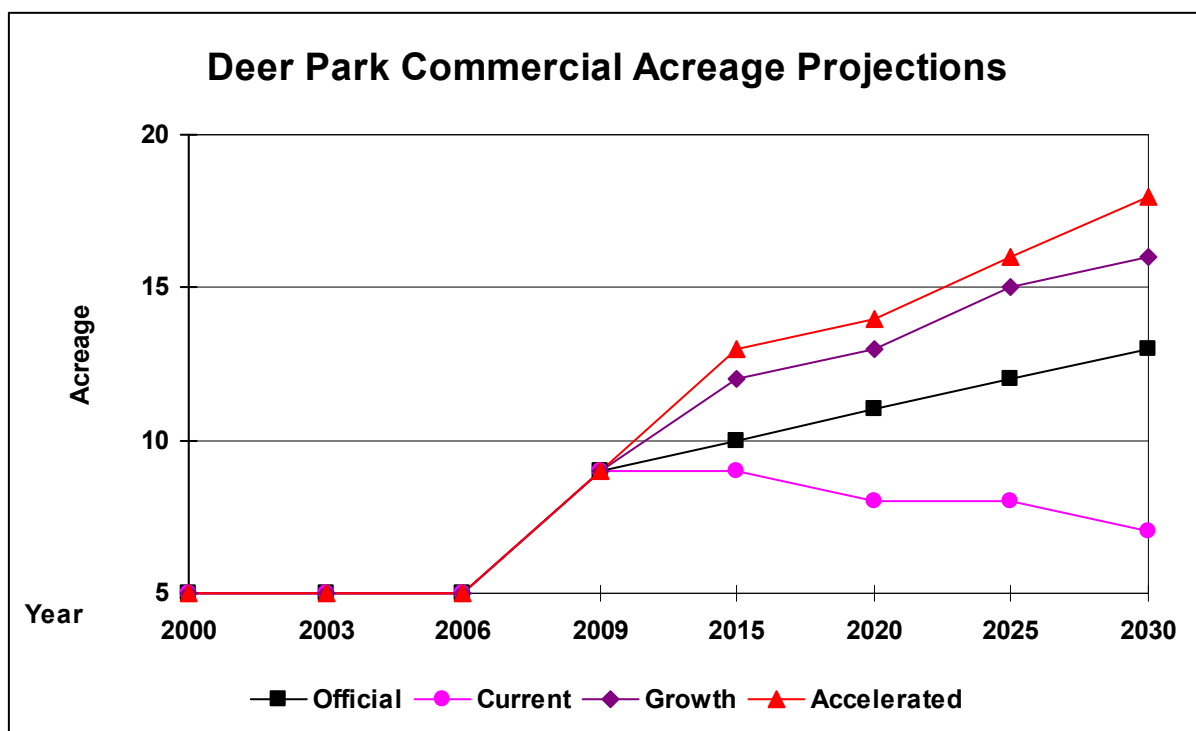
## COMMERCIAL & INDUSTRIAL PROJECTIONS

The Village of Deer Park has identified commercial expansion along STH 46 as a priority and also encourages growth in existing businesses. These uses would center on providing local services for residents and the traveling public. The village would also encourage new home occupations. The village does not anticipate any industrial development as most industrial development could not be supported by the village's sewer service and other infrastructure. Any commercial development should be consistent with the small community atmosphere in Deer Park. The existing commercial land uses are 0.24 percent of the total land use in the village. Projections to accommodate expansion of commercial land uses are identified based on the recommendations in Deer Park's Goals, Objectives and Policies regarding location and amount of commercial uses. The amount of commercial land use will likely be driven by increases in residential development. To calculate these projections, ratios of commercial to residential land use were calculated and then used to estimate the change in commercial acreages. Please see the chart below.

### Commercial Acreage Projections – 2000 to 2030 Village of Deer Park

YEAR	OFFICIAL TREND ACREAGE	CURRENT TREND ACREAGE	GROWTH TREND ACREAGE	ACCELERATED GROWTH ACREAGE
2000	5	5	05	5
2003	5	5	5	5
2006	5	5	5	5
2009	9	9	9	9
2015	10	9	11	13
2020	11	8	13	14
2025	12	8	15	16
2030	13	7	16	18

Source: Wisconsin Department of Revenue & St. Croix County Planning & Zoning Department Projections.



## DEER PARK LAND USE GOALS, OBJECTIVES & POLICIES

**Goal:** Plan for and develop land uses in a manner that balances private property rights with the community's vision while considering the impacts of development and minimizing potential land use conflicts. Direct land uses to designated areas to improve compatibility and decrease conflicts.

### Objectives:

1. Provide for adequate regulatory controls for new development.
2. Continue to manage the rate of development to maintain a distinctive small town community in the village.
3. Discourage land uses, which conflict with the village's limited utilities and community facilities.
4. Encourage the maintenance, rehabilitation and reuse of existing housing stock.
5. Encourage the redevelopment and reuse of existing commercial sites.
6. Promote the development or redevelopment of land already serviced by public sewer and other services.
7. Encourage new residential development that offers a range of housing options consistent with the goals, objectives and policies outlined in the housing element.
8. Encourage planned commercial districts in appropriate areas that are large enough to accommodate anticipated economic growth.
9. Encourage, protect and preserve parks, recreational opportunities and open space for the use and enjoyment of Deer Park's residents.
10. Safeguard natural areas, including wetlands, wildlife habitats, surface waters, woodland and groundwater resources as the village develops.
11. Encourage land use development at densities and in locations that promote efficient development patterns, particularly encouraging patterns that are compact and contiguous.
12. Promote limited residential and commercial development along STH 46 and coordinate with Wisconsin Department of Transportation's highway plans.



Community support for local events is very strong in Deer Park. Photo by Carolyn Mertz.

13. Coordinate road improvements based on current and future land uses and land use plans.

**Policies:**

1. Direct development in distinct areas through the use of zoning districts, focusing on areas where services exist or are planned.
2. Maintain and rehabilitate existing residential and commercial structures when possible.
3. Encourage housing redevelopment within the village in order to revitalize the downtown.
4. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utilities and community facilities, public services, traffic volume and adjacent uses.
5. Develop a network of pedestrian routes between new neighborhoods and existing and future parks and village services.
6. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.



The Deer Park Library and Village Office is centrally located to serve residents in the Village. Many programs and services are provided in the facility. Photo by Carolyn Mertz.

7. Encourage the orderly phasing of residential development in order to ensure available land for future residential development.
8. Assess the housing

needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.

9. Promote the clustering of similar uses over time while also promoting community design.
10. Encourage land uses that create or preserve the varied and unique characteristics of Deer Park.
11. Review land use plan policies, subdivision and zoning ordinances prior to making a recommendation on a rezoning request. Rezoning will occur only in response to a proposal for an immediate change in land use.
12. Require developers to pay the costs associated with new roads or streets and to bond to pay for repairs from construction damage to existing streets. Research and consider other development impact fees if needed.
13. The Village of Deer Park does not provide municipal water service but does have a small, lagoon sewage treatment system. Therefore any new businesses need to be



compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character.



Deer Park is a very small community with a friendly atmosphere that provides it with a unique identity. Photo by Carolyn Mertz.

14. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.
15. Direct proposed development in areas that are compatible with the village's natural resources and to prevent negative impacts on those resources.
16. Conduct site reviews on proposed development and/or ask for sufficient documentation to ascertain potential impacts to the environment.
17. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.
18. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.
19. Evaluate official mapping as a tool. If supported, draft, adopt and record with the St. Croix County Register of Deeds an official map for the village that describes roads, sewer service, future recreation and future public facilities as allowed under Wisconsin Statutes 62.23(6).
20. Identify and maintain properly planned and zoned areas for residential development by utilizing the village codes. Review and update for consistency with this plan, the village's subdivision and zoning regulations.

## DEER PARK FUTURE LAND USE

The Village of Deer Park's future land use and zoning map shows general land uses over the life of the plan. While the map does show specific or exact locations, it is meant to reflect the general areas where land use changes will occur. Exact dimensions of zoning districts will depend on each development proposal. The future land use categories are described as follows: Residential, Commercial, Utilities, Industrial, Institutional, Conservancy and Agriculture. They are described as follows:

**Residential:** The primary future land use in the Village of Deer Park will be residential. The village anticipates a variety of residential uses including half-acre sewered



Scenic fall colors are found on many properties in Deer Park.  
Photo by Carolyn Mertz.

development on the edges of the village, traditional small lot, 8,750 square feet, residential infill development on existing platted lots in the older part of the village and multifamily development in appropriate amounts and locations determined on a case-by-case basis by the Plan Commission and Village Board. The village allows, but does not encourage, large suburban lots of three acres with private onsite waste-water treatment (private septic). These lots are expected only when connection to the village's sewage treatment facility would prove problematic or cost-prohibitive. The residential areas will also include compatible institutional uses such as the library, fire hall, community center, recycling drop-off, village storage, village park and local churches.

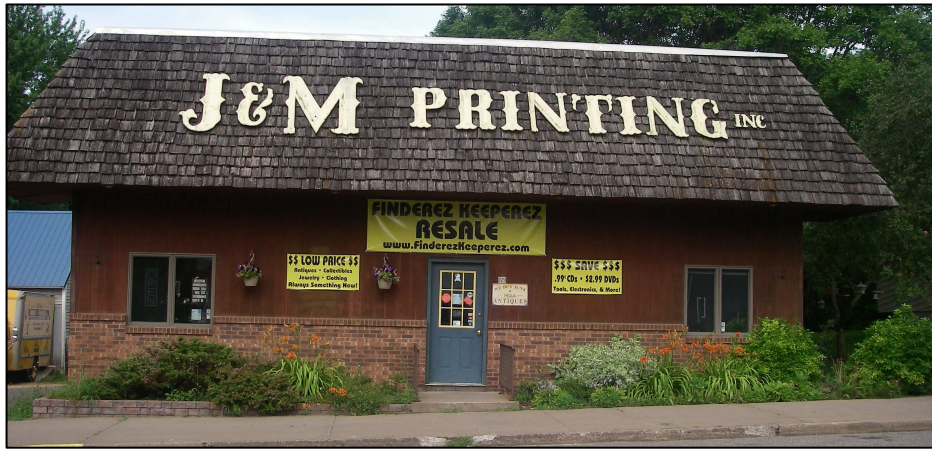
The existing and future residential land uses are presently zoned residential. Based on population projections and the expected rate of development not

all of this area will be needed for residential development. The rate of this development will depend on a variety of economic factors over the next 25 years.

**Commercial:** Commercial development that is compatible with and supports the small-community character of the Village of Deer Park will be encouraged to locate in the corridor along Main Street/STH 46. The village is planning for redevelopment of existing commercial sites, infill commercial between existing commercial and new commercial development between North Street west and CTH H on the west side of Main Street/STH 46. All proposed commercial is expected to connect to the village's sewage treatment facility.



Existing commercial land uses are zoned commercial. Future commercial land uses are also zoned commercial. Based on the projections and the expected rate of development



Redevelopment of existing commercial sites, like the reuse of this former printing shop is encouraged in the Deer Park. Photo by Carolyn Mertz.

not all this area will be needed for commercial development. The rate of this development will depend on a variety of economic factors over the next 25 years.

**Industrial:** Future industrial development is not compatible with the

small community character of Deer Park or with the sewage treatment facilities within the community. It is anticipated that the existing industrial, which consists of a County-owned non-metallic mining operation, will not expand but rather will be reclaimed in the future and the site will revert to residential use. The existing industrial use is presently zoned residential. There are no industrial projections.

**Parks, Recreation & Open Space, Grassland:** Expansion of park and recreation land in the future is not anticipated in the Village of Deer Park unless significant residential growth were to occur. There is a large village park for active recreation and extensive U.S. Fish and Wildlife land for passive recreation within the village. This is anticipated to meet future needs so there is no change in this category. The existing village park property is zoned residential. The USFW land is zoned conservancy.

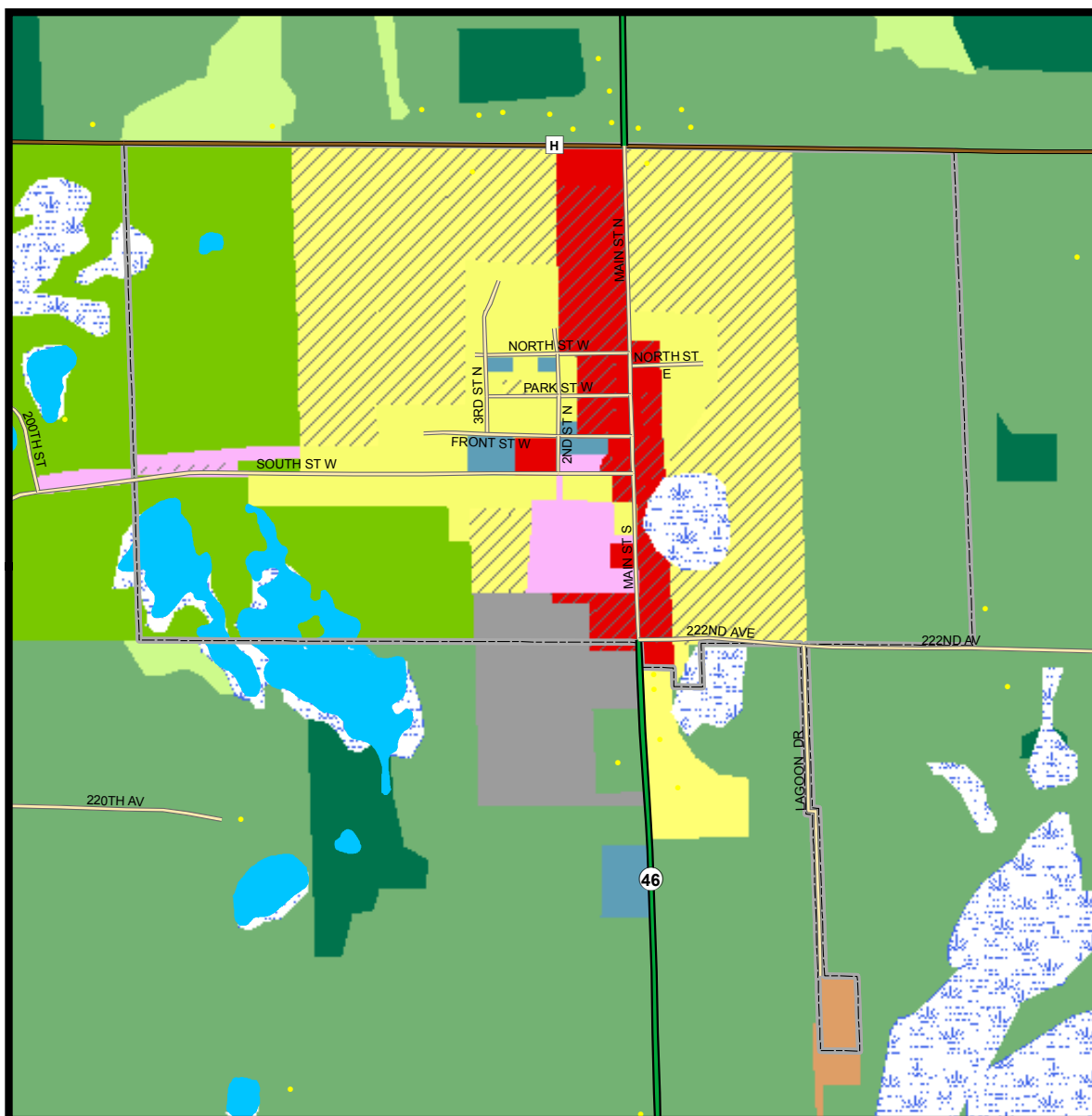
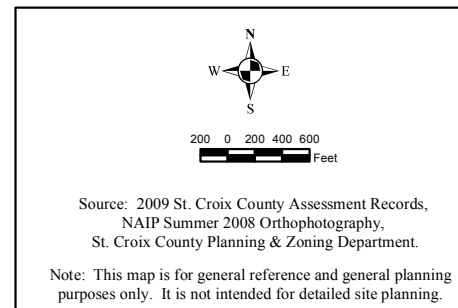
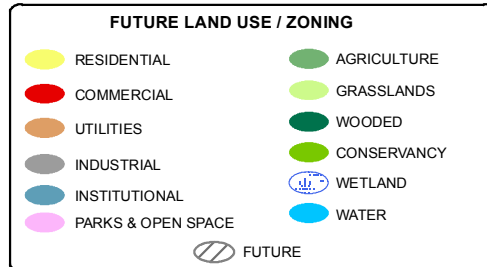


The ballfield is one of several active recreation facilities at the Village park. Photo by Carolyn Mertz.

**Agricultural:** Approximately 220 to 250 acres of land in the Village of Deer Park is expected to remain as agricultural in the future. The land is not needed for residential or commercial development. The land is zoned residential or agricultural.



# **Future Land Use / Zoning** **Village of Deer Park, St. Croix County, WI**



## IMPLEMENTATION

While some of the recommendations found in this plan will be automatically implemented, many others require changes to existing regulations or proposed regulations. Specific follow-up actions will be required for all the goals, objectives and policies to become reality. The Implementation section provides a roadmap and timetable for the implementation actions that will require additional actions.

### *PLAN ADOPTION*

The first step in implementing the plan is making sure it is adopted in a manner which supports its future use for more detailed decision making. The second step is to provide copies of the adopted plan to neighboring cities, villages, towns and counties, local libraries and to the Wisconsin Department of Administration. The third step is to hold a public hearing. The Village of Deer Park and Town of Emerald have each held a public hearing on the comprehensive plan. Amendments to the plans were made based on comments provided at the hearings. The final step was the Village Board and Town Board adopting the plan by ordinance. Certified copies of each community's ordinance adopting the Comprehensive Plan are provided in the Public Participation section.

### *CONSISTENCY OF PLAN ELEMENTS*

The state comprehensive planning statute requires that the implementation element describe how each of the elements is integrated and made consistent with the other elements of the plan. Because the various elements of this document were prepared simultaneously there are no known internal inconsistencies between the different sections on the elements of this plan. Also all elements of the plan were given a final review once the plan was completed to evaluate consistency between elements before the public hearing.

### *IMPLEMENTATION RECOMMENDATIONS*

The following charts depict a listing and timeline of the implementation actions for Deer Park and Emerald. The actions are divided up by each element and correlate to the sections in this plan. Each element contains specific suggestions for implementation but not all those require changes to regulation. Those that do will be identified below.

### ***Implementation Schedule Village of Deer Park***

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b><i>Utilities &amp; Community Facilities</i></b>	1. Continue to provide only limited public facilities and services for residents.	Ongoing
	2. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new village services or expansions may be appropriate in the future.	Ongoing
	3. If appropriate, work with St. Croix County and state agencies to develop appropriate recreational facilities within the village.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b><i>Transportation</i></b>	1. Require new roads serving more than two residences to be built to village road specifications.	Ongoing
	2. Ensure road connectivity between new and future developments with a future road plan.	2012
	3. Require developers to pay the costs associated with new roads or streets and to bond to pay for repairs from construction damage to existing streets.	Ongoing
	4. Integrate future roadway improvements and road maintenance equipment into a capital improvement plan.	2012
	5. Stay involved with WisDOT plans for State Highway 46.	Ongoing
	6. Consider placing bicycle signage on the designated streets to direct bicycle traffic to the Deer Park Library and the Deer Park Village Park.	2012
	7. Support the recommended future bicycle route changes in the Village of Deer Park, including: paved shoulder on 222nd Ave. from the east edge of the village to Lagoon Drive, and on the rest of South Street East to STH 46, paved shoulder on STH 46/Main Street to the former railroad grade near the village park, off-road bicycle path on the former railroad grade and shared roadway on South Street West from the former railroad grade to the village limits. CTH H would continue to be designated a shared roadway.	When road improvements occur.
	8. Encourage St. Croix County to improve County Road H for bicycle traffic with a 3-4 foot paved shoulder and signage for a separation as a bike lane.	When road improvements occur.
	9. Promote transportation services for the elderly and those with special needs. Encourage St. Croix County to continue to provide transportation services for elderly and disabled residents.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Housing</b>	1. Promote the development of workforce housing stock in the village, particularly single-family residences and duplexes..	Ongoing
	2. Encourage housing redevelopment within the village in order to revitalize the downtown.	Ongoing
	3. Increase resident awareness of property maintenance standards in order to enhance and improve the environment and aesthetics of neighborhoods in the village and to protect the private property values of its residents.	Ongoing
	4. Identify and maintain properly planned and zoned areas for residential development by utilizing or updating the village zoning code as needed.	Ongoing
	5. Work to address violations of land use, zoning and other appropriate ordinances on existing residential or commercial properties.	Ongoing
	6. Enforce the Uniform Dwelling Code.	Ongoing
	7. Update land use regulations to require that relocated houses, manufactured housing, and mobile homes are sited on freestanding, separate parcels, are placed on permanent foundations and are brought into compliance with the Uniform Dwelling Code to provide safe, quality housing.	2012-2014
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Economic Development</b>	1. Focus downtown redevelopment efforts on beautification, residential redevelopment and businesses servicing residents	Ongoing
	2. Utilize the Village of Deer Park's Zoning Ordinance to regulate the type, location and basic appearance of new businesses	Ongoing
	3. Require new businesses be compatible with the community's private water service, environmental concerns, waste-water treatment limitations and small village character	Ongoing
	4. Strongly encourage infill; direct the location of new businesses to the existing commercially-zoned property on Main Street/STH 46.	Ongoing
	5. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Agricultural Resources</b>	1. Encourage a farmer's market in the village to support farmers in neighboring towns and provide fresh local foods and products to village residents.	Ongoing
	2. Require that new residents receive a copy of St. Croix County's "Rural Living Guide" that outlines the traditional community norms and expectations for rural residents.	Ongoing
	3. Require that new residents also receive a copy of Deer Park's "Small Town Guide" insert which will assist them in understanding the expectations for village residents.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Natural Resources</b>	1. Development shall only be allowed where best management practices for erosion and sediment control and storm water management can be implemented successfully	Ongoing
	2. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains. Consider restoring degraded resources, such as wetlands and woodlands, where possible.	Ongoing
	3. Promote development and agricultural practices, which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.	Ongoing
	4. Before approving any changes in land use, consider the impacts on wildlife habitat, potential locations of rare plant and animal species and archeological sites.	Ongoing
	5. Prioritize the use of incentives and acquisition (land or easements) to protect environmentally sensitive areas, relying on regulations where necessary.	Ongoing
	6. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.	Ongoing
	7. Consider implementing a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Cultural Resources</b>	1. Maintain an inventory of historic, archaeological and scenic resources.	Ongoing
	2. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
	3. Continue to support the Deer Park Public Library as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Intergovernmental Cooperation</b>	1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County, state agencies and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the village.	2011
	2. Work to resolve actual and potential conflicts between the village plan and other local plans through open dialogue, cooperative initiatives, and amendments to the Village of Deer Park Plan where appropriate	Ongoing
	3. Work with St. Croix County, Amery School District, and local, state and federal agencies to implement policy recommendations outlined in this comprehensive plan.	Ongoing
	4. Work with the Wisconsin Department of Transportation to ensure that the Village of Deer Park's transportation system is coordinated with surrounding systems and that Deer Park's interests, especially regarding STH 46, are well served when major transportation facility improvements are proposed.	Ongoing

ELEMENT	RECOMMENDATIONS	TIMEFRAME
	5. Work with the Town of Cylon and St. Croix Economic Development corporation to site appropriate commercial businesses, which will benefit both the village and town.	Ongoing
	6. Work with the Town of Cylon to coordinate land uses and to develop transition areas between the village and surrounding agricultural lands in order to preserve farming in the town.	2012-2015
	7. Work with US Fish & Wildlife Service (USFWS) to improve the safety of village residents near the USFWS land during hunting season. Educational signage would be one option.	2012-2015
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Land Use</b>	1. Direct development in distinct areas through the use of zoning districts, focusing on areas where services exist or are planned.	Ongoing
	2. Maintain and rehabilitate existing residential and commercial structures when possible.	Ongoing
	3. Promote residential development within the village in a manner that is carefully designed, located and planned, which also considers impacts on utilities and community facilities, public services, traffic volume and adjacent uses.	Ongoing
	4. Direct new development near existing neighborhoods when possible and promote integration of new development with the surrounding community.	Ongoing
	5. Assess the housing needs of the elderly and special needs residents in the village and promote private housing development to meet those needs.	Ongoing
	6. Review land use plan policies, subdivision and zoning ordinances prior to making a recommendation on a rezoning request.	Ongoing
	7. Conduct site reviews on proposed development and/or ask for sufficient documentation to ascertain potential impacts to the environment	Ongoing
	8. Evaluate official mapping as a tool. If supported, draft, adopt and record with the St. Croix County Register of Deeds an official map for the village that describes roads, sewer service, future recreation and future public facilities as allowed under Wisconsin Statutes 62.23(6).	2012-2015
	9. Identify and maintain properly planned and zoned areas for residential development by utilizing the village codes. Review and update for consistency with this plan, the village's subdivision and zoning regulations.	2011-2013

### ***Implementation Schedule Town of Emerald***

ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b><i>Utilities &amp; Community Facilities</i></b>	1. Consider the objectives and policies of this plan, as well as the general welfare of all residents, to determine whether new town services or expansions may be appropriate.	Ongoing
	2. Provide recreation facilities at the town hall if sufficient land is available.	2014-2015
	3. If the STH 63 Wayside is vacated by WisDOT pursue acquisition for a town park facility.	Unknown
	4. Provide support to local volunteer and community organizations through access to the new town hall facilities.	Ongoing
	5. All new and replacement wells into the Jordan Aquifer shall be cased to a depth that goes below the Prairie du Chien aquifer. Work with Wisconsin Department of Natural Resources to notify well drillers of this requirement.	2011
	6. Consider adopting an ordinance to implement town impact fees on new development projects to offset additional expenses to the town for adding, upgrading or expanding town parks, roads, services and facilities.	2015-2020
	7. Pursue the provision of joint services with neighboring municipalities when it will result in better services and/or cost savings.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b><i>Transportation</i></b>	1. For town, county and state roads work to maintain road signs and road right-of-ways, particularly at road intersections.	Ongoing
	2. Encourage bicycle traffic to utilize less traveled town and county roads. Support the County Bicycle and Pedestrian Plan.	Ongoing
	3. Consider adopting a road and driveway ordinance to establish design and construction standards, prevent new road construction, and prevent safety and drainage issues which may impact existing town roads, improve safety, decrease conflicts with agricultural and commuter traffic and prevent problems with joint driveways.	2012-2014
	4. Consider requiring developers to provide bonds to repair damage to town roads caused by construction traffic.	Ongoing
	5. Research and review options to protect scenic roadways through site planning, driveway location, landscaping, signage and other standards.	Ongoing
	6. Consider adopting an ordinance to implement town-road impact fees for new development projects that overburden or require the upgrading of town roads.	2015-2020
	7. Continue to communicate and work with St. Croix County, Wisconsin Department of Transportation, landowners and private developers on the U.S. Highway 63 corridor preservation project to limit development and help preserve the highway as a throughway.	Ongoing



ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Housing</b>	1. To ensure high quality construction, require all housing construction to comply with the State of Wisconsin Uniform Dwelling Code. Enforce the Uniform Dwelling Code as needed.	Ongoing
	2. The town may participate in and support programs and funding sources that provide assistance to residents in maintaining and rehabilitating the housing stock	Ongoing
	3. Encourage use of the Community Development Block Grant (CDBG) funds, and other housing program funds, to provide, maintain and rehabilitate housing.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Economic Development</b>	1. Direct intensive, large-scale commercial and industrial land uses to locate in urban centers where municipal services are available.	Ongoing
	2. Work with businesses and farms to maintain and protect the air quality, water quality and rural character of Emerald.	Ongoing
	3. Support the continued operation and/or expansion of existing farms and businesses in Emerald.	Ongoing
	4. Encourage some additional commercial expansion or new businesses in unincorporated Emerald when available sewer service is utilized.	Ongoing
	5. Support home-based businesses where there will be no impact on surrounding properties or farm operations.	Ongoing
	6. Support agriculture-compatible commercial uses such as rural storage operations in ag-type structures or to reuse existing ag buildings, direct-farm marketing, farmers' market and greenhouses or nurseries.	Ongoing
	7. Require the disclosure of any soil or groundwater contamination on sites before approving development proposals and work together with private landowners and government agencies to clean up contaminated sites that threaten the public health, safety and welfare.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Agricultural Resources</b>	1. Support the continued operation and/or expansion of existing farms and ag businesses in Emerald.	Ongoing
	2. Support land preservation programs such as farmland tax credits, use-value assessment, farmland preservation zoning, agricultural enterprise areas, purchase of agricultural conservation easements (PACE), etc. to sustain the continued use of land for farming and agriculture as the economic base and major land use in the Town of Emerald.	Ongoing
	3. Develop and support policies that strengthen and maintain a farm operator's right to farm with farm practices and associated smell, noise, and dust, that do not threaten public health or safety.	2012-2015
	4. Encourage alternative agriculture such as fruit and vegetable farms in the town, designed to supply food to farmers markets and grocery stores in the region's urban areas.	Ongoing
	5. Promote agricultural practices which protect surface and ground water quality, including proper erosion control, manure management, and storm water management strategies.	Ongoing
	6. Develop a Town of Emerald Rural Living Guide insert to provide information to new and existing residents about living in the town.	2012

	7. Provide copies of both the town's insert and the St. Croix County Rural Living Guide, which outlines the traditional community norms and expectations for rural residents, to all new residents as part of the property development /purchase and/or building permit /inspection process.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Natural Resources</b>	1. Guide the location and design of development to minimize any adverse impact on the quality of surface waters, groundwater aquifers, wetlands, steep slopes, woodlands, prairie and agriculture.	Ongoing
	2. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.	Ongoing
	3. Consider protection and enhancement of sensitive natural resources, open and recreational space, large blocks of forestland and scenic vistas when reviewing development proposals and making public expenditures.	Ongoing
	4. Discourage and, where possible, prevent the filling or developing of wetlands and floodplains.	Ongoing
	5. On steep slopes with a grade from 12 to 20 percent allow development only where best management practices for erosion and sediment control and storm water management can be implemented successfully.	Ongoing
	6. Promote use of the forestry "best management practices" as minimum standards for logging and encourage forest landowners to enroll in the State's Managed Forest Land Program to promote further value for timber and wildlife.	Ongoing
	7. Encourage and support a buffer zone around public lands to mitigate conflicts between property owners and citizens utilizing public lands for recreation.	Ongoing
ELEMENT	Recommendations	TIMEFRAME
<b>Cultural Resources</b>	1. Maintain an inventory of historic, archaeological and scenic resources. Provide the inventory for reference and discussion before and during consideration of land development proposals.	Ongoing
	2. Encourage private landowners to protect and, if necessary, rehabilitate identified cultural, historic, archeological and scenic resources when specific sites are proposed for development.	Ongoing
	3. Continue to support the Glenwood Area Historical Society in Glenwood City as a local repository for historical materials; also encourage residents to donate items to the historic materials repository that the library maintains.	Ongoing

ELEMENT	Recommendations	TIMEFRAME
<b>Intergovernmental Cooperation</b>	1. Provide a copy of this comprehensive plan to all surrounding local governments and encourage St. Croix County and other interested governmental units to consider this plan's policies and recommendations in making future decisions about land use within or affecting the town.	2011
	2. Work with St. Croix County, adjacent cities, villages and towns; the regional planning commission; and state and federal agencies to identify and resolve actual and potential conflicts between Emerald's Town Plan and other plans through open dialogue, cooperative initiatives, and amendments to the this plan where appropriate.	Ongoing
	3. Work with surrounding communities to encourage an orderly, efficient land use pattern that preserves farming and natural resources and minimizes conflicts between urban and rural uses.	Ongoing
	4. Pursue the provision of joint services with neighboring municipalities when it will result in better services and/or cost savings.	Ongoing
	5. Work with St. Croix County and state agencies to promote the proper approval process, placement and monitoring of new on-site wastewater systems and water wells, appropriate maintenance and replacement of failing older systems and wells as a means to protect public health and ground water quality.	Ongoing
	6. Discourage "side of the road" development on State and County highways to prevent congestion and preserve rural character	Ongoing
	7. Work with St. Croix County to maintain property to ensure a high-quality living environment within all residential areas and to address violations of applicable land use ordinances on residential, commercial and other properties.	Ongoing
	8. Work with St. Croix Economic Development Corporation to assist in locating potential new agriculture-related businesses.	Ongoing
	9. Encourage St. Croix County to develop programs such as voluntary purchase of development rights, transfer of development rights and purchase of conservation easements to preserve productive farmland.	Ongoing
	10. Work with St. Croix County on the St. Croix County Animal Waste and the Zoning ordinances to improve relationships and operations between large-scale farms and nearby existing residences.	Ongoing
	11. Cooperate with the State Historical Society, St. Croix County, surrounding communities and local agencies on surveys of historic and archeological resources in the town.	Ongoing
ELEMENT	RECOMMENDATIONS	TIMEFRAME
<b>Land Use</b>	1. Review the town's land use plan, land division ordinance and rezoning policies prior to making a recommendation on a rezoning or land division request.	Ongoing
	2. Review the St. Croix County's land use plan and ordinances, including sanitary, land division, nonmetallic mining and zoning prior to making a recommendation on a rezoning, land division or other land use request.	Ongoing
	3. Encourage small-lot residential development of two to 10 acres to promote rural character and protection of agricultural and natural resources.	Ongoing

ELEMENT	Recommendations	TIMEFRAME
	4. Prohibit major subdivisions in Emerald; defined as the creation of five or more lots on the same parcel of land within a five-year period.	Ongoing
	5. Adopt a town land division ordinance to implement the goals, objectives and policies of this plan and regulate the pace and type of development. New mobile home parks and multi-unit dwellings do not fit the town's rural character and should not be allowed.	2012-2014
	6. Develop land use regulations to guide the location of future residential development and protect important features of the natural environment without making existing houses nonconforming whenever possible.	Ongoing
	7. Direct proposed development to areas where soil characteristics are compatible with the proposed development.	Ongoing
	8. Encourage site design that achieves rural character and farmland preservation objectives and ensures that development is safe from saturation, seasonal flooding or ponding.	Ongoing
	9. Review the decision and ordinance to prohibit major subdivisions within 10 years, to determine if it still reflects the position of Emerald's residents.	2018-2020
	10. If at some point, major subdivisions are allowed encourage conservation design development to provide community facilities and services in a cost-effective manner, preserve farmland, protect wildlife habitat or open space and for sites with unique or exceptional natural resources such as surface water, wetlands, steep slopes, or highly productive agricultural soils.	2018-2020
	11. Encourage some additional commercial expansion or new businesses in unincorporated Emerald when available sewer service is utilized.	Ongoing
	12. Support agriculture-compatible uses such as rural storage operations in ag-type structures or to reuse existing ag buildings, direct-farm marketing, farmers' market and greenhouses or nurseries.	Ongoing
	13. Encourage development to locate away from environmentally sensitive areas and productive farm and forest lands.	Ongoing
	14. Preserve and protect natural landscape features such as wetlands, floodplains, streams, lakes, steep slopes, woodlands, prairies and oak savannas as essential components of the hydrologic system, valuable wildlife habitat and focal points of natural beauty and recreation.	Ongoing
	15. Encourage and support projects involving citizens and government or private organizations such as Wisconsin Department of Natural Resources, US Fish & Wildlife Service, Pheasants Forever, etc., to protect waterfowl and wildlife habitat in the Town of Emerald through acquisition. Areas such as the future Klatt-Lyon Wildlife Preserve on Hutton Creek, Upper Willow River wetlands, Emerald Lake, Yankee Pond and Carr Creek wetlands and native prairie sites provide surface and groundwater protection, are open to the public for some open space recreation and hunting activities and will improve and expand scenic amenities for town residents.	Ongoing

## *PLAN MONITORING, AMENDMENTS, AND UPDATE*

The Town of Emerald and Village of Deer Park should regularly evaluate their progress towards achieving the recommendations of their plan and amend and update the plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending and updating the plan.

### *PROCEDURES*

The town and village should continuously evaluate its decisions on private development proposals, public investments, regulations, incentives and other actions against the recommendations of this plan.

Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the plan is becoming irrelevant or contradictory to emerging policy or trends. Amendments are generally defined as minor changes to the plan maps or text. The plan will be specifically evaluated for potential amendments at least every three years and at most in 10 years. Frequent amendments to accommodate specific development proposals should be avoided or else the plan will become meaningless.

The State comprehensive planning law requires that the community use the same basic process to amend the plan as it used to initially adopt the plan. This does not mean that new surveys need to be conducted. It does mean that the procedures defined under § 66.1001(4) Wis. Stats., need to be followed. The town and village can work with St. Croix County in monitoring the state law for any changes that may clarify the amendment process. Before town or village adoption, any plan amendment should be forwarded to neighboring municipalities and the County for review and comment.



Sunset after a storm in Emerald. Photo by Barbara Nelson.

# APPENDIX

## RESOLUTION 05 - 05 - 08

### ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT

- WHEREAS,** the (Town, Village) or City of Deer Park has decided to prepare a comprehensive plan under the authority and procedures of §62.23 (3) and §66.1001, Wisconsin Statutes; and
- WHEREAS,** §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS,** the (Town Board, Village Board) or City Council of the (Town, Village or City) of Deer Park has designated a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and
- WHEREAS,** the (Town, Village) or City of Deer Park plan commission has received, reviewed and recommended approval of the *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and
- WHEREAS,** the agreement between the (Town, Village) or City of Deer Park and its hired planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in a document called *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and
- WHEREAS,** the (Town, Village) or City of Deer Park believes that regular, meaningful public involvement in the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

**NOW, THEREFORE BE IT RESOLVED,** that the (Town Board, Village Board) or City Council of the (Town, Village) or City of Deer Park hereby ordain and resolve as follows: to approve the written procedures included in *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project* as its public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 5 day of May, 2008.

Village President

Ellen Spencer

Village Clerk

Poland Thompson



RESOLUTION 2008 - 07-28**ESTABLISHING PUBLIC PARTICIPATION PROCEDURES FOR THE TOWN OF EMERALD  
WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT**

- WHEREAS,** the Town of Emerald has decided to prepare a comprehensive plan under the authority and procedures of §62.23 (3) and §66.1001, Wisconsin Statutes; and
- WHEREAS,** §66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and
- WHEREAS,** the Town Board of the Town of Emerald has designated a plan commission for the purposes defined in §62.23 (1), (2), (4) and (5), Wisconsin Statutes; and
- WHEREAS,** the Town of Emerald plan commission has received, reviewed and recommended approval of the *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and
- WHEREAS,** the agreement between the Town of Emerald and its hired planning consultants will include written procedures to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on draft plan materials, and provide mechanisms to respond to such comments in a document called *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project*; and
- WHEREAS,** the Town of Emerald believes that regular, meaningful public involvement in the West Central Wisconsin Multijurisdictional Planning Project process is important to assure that the resulting plan meets the wishes and expectations of the public.

**NOW, THEREFORE BE IT RESOLVED,** that the Town Board of the Town of Emerald hereby ordain and resolve as follows: to approve the written procedures included in *Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project* as its public participation procedures meeting the requirements of §66.1001 (4) (a), Wisconsin Statutes.

Dated this 9th day of July, 2008.

x Henry Hertgen  
Barbara Prousen, Clerk

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## Public Participation Procedures for the West Central Wisconsin Multijurisdictional Planning Project

### INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

***THE GOVERNING BODY OF EACH LOCAL GOVERNMENTAL UNIT PARTICIPATING IN THE WEST CENTRAL WISCONSIN MULTIJURISDICTIONAL PLANNING PROJECT RECOGNIZES THE NEED FOR AN OPEN AND ACTIVE PUBLIC PARTICIPATION PROCESS TO FOSTER A STRONG COMMUNITY COMMITMENT TO THE DEVELOPMENT AND IMPLEMENTATION OF A COMPREHENSIVE PLAN TO GUIDE THE COMMUNITY'S FUTURE GROWTH AND DEVELOPMENT. TO ENSURE THAT THE PUBLIC HAS AN OPPORTUNITY TO BE INVOLVED IN EVERY STAGE OF THE PREPARATION OF THE COMPREHENSIVE PLAN, THE PARTICIPANTS IDENTIFY THE FOLLOWING ACTIONS TO PROMOTE AN ACTIVE PUBLIC INVOLVEMENT PROCESS THAT PROVIDES COMPLETE INFORMATION, TIMELY PUBLIC NOTICE, FULL PUBLIC ACCESS TO KEY DECISIONS, AND SUPPORTS EARLY AND CONTINUING INVOLVEMENT OF THE PUBLIC IN DEVELOPING THE PLAN.***

### PUBLIC PARTICIPATION PROCEDURES

- Each participating local governmental unit shall have a duly appointed Plan Commission pursuant with §66.23 (1) and/or §60.62 (4), Wisconsin Statutes.
- All Plan Commission meetings are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- One Issues and Opportunities Identification workshop where the Plan Commission and the public will participate in a facilitated session to develop and prioritize key issues to be considered in the planning process, explore community values and problems, as well as strengths and weaknesses in being able to address the issues. The workshop is noticed and the public is invited to participate.
- One statistically valid Community Opinion Survey developed with consideration of the Issues and Opportunities Identification workshop outcome.
- One Community Vision and Development Design workshop where the Plan Commission and the public will participate in roundtable discussions, design preference activities and develop a community vision. The workshop is noticed and the public is invited to participate.
- At least one Open House and Information/Education meeting where information about planning activities and plan products will be presented. The meeting is noticed and the public is invited to participate.
- The governmental units of adjacent or overlapping jurisdiction will be notified of the community's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The governing body of the local governmental unit will receive periodic reports from the Plan Commission during the preparation of the plan and will have the opportunity to review and comment on materials developed for incorporation into the Comprehensive Plan.
- Where practicable, provide information about planning activities and plan outcomes on an Internet website. (WCWRPC will assist participants lacking such resources)
- All meetings of the governing body of the local governmental unit are open to the public and are officially posted to notify the public as required by law.
- Draft copies of the recommended Comprehensive Plan will be available at offices of the local governmental unit and other public places for the public to review and to submit written comments.

- A joint Plan Commission and governing body Public Hearing will be conducted on the recommended Comprehensive Plan prior to Plan Commission recommendation and the governing body enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment and submit written comments.
- The governing body will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed to:
  1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
  2. The clerk of every local governmental unit that is adjacent to the local governmental unit which is the subject of the plan.
  3. The Wisconsin Land Council.
  4. The Wisconsin Department of Administration.
  5. The West Central Wisconsin Regional Planning Commission.
  6. The public library that serves the area in which the local governmental unit is located.